

NAGPUR SETT REPORT



1894

**RENT-RATE REPORT FOR THE TAKALGHAT GROUP (No. I) OF THE
NAGPUR TAHSIL, NAGPUR DISTRICT.**

The Bela parganah forms a piece of country in the shape of a hen. The feathers of the tail, which is separated from the rest by the Wunna river made up the Bela group, which has been reported on; the body, breast, neck and head make up the portion of the parganah which is situated in the Nagpur tahsil. This portion I have made an assessment group of under the name of the Takalghat group.

2. From Ashta in the extreme south to Dhanoli at the north, the Wunna river forms a natural boundary to the group on the south and east. To the north lies some open land of the Hingna parganah. On the south-west comes the Wardha district, and on the west the Keljhar parganah. On this side hills form a natural boundary, but these in some places project out across or into the group. The group therefore lies in the Wunna valley or the third main tract of the Nagpur tahsil, described in the General report on the tahsil.

3. The group may be divided into three distinct portions. The southern corresponding to the body of the bird, the central corresponding to its breast, the northern comprising its neck and head. The southern block contains the largest number of villages: it is drained directly by the Wunna river either to the east or south, and its northern boundary is a stretch of high land with occasional low hills springing up on it which mark the water-shed between the Wunna and its tributary the Krishna.

This high land which is a sort of attempt of nature's to connect the hill ranges of the Keljhar parganah with the continuation of the range in the Umrer tahsil, the other side of the Wunna run across the group through the villages of Mhasala, Goreghat, Asola, Kohra, Dhavalpeth, Junapani, Tarsi, Jangeshwar, Dongargaon and Injholi. Some of the poorest land is included among these villages.

There are no big streams in this block, the drainage being carried into the Wunna by a succession of small nalas, and the whole country here is made up of broad ridges with nalas intervening. In the vicinity of the streams is hard stony land, and scrub and trees affording shelter for wild pig. Seams of hardi, and sometimes hardi ridges are interspersed with tracts of better soils. In some cases these ridges are very broad and have a flat surface clothed with good soil, in others they are narrow and the soil on them is thin.

On the east there is a fringe of open land on the Wunna which is comparatively free of scrub and contains good soil; then to the centre comes a block of villages on broad and flat ridges such as Sonagaon and Alagoudi; then comes an area of poorer soil and scrub, such as Chinnajhari and Chichkot; then as we get nearer the Wardha border the ground becomes less undulating, the soil deeper, and the scrub disappears.

The fringe of open country on the east follows the bend of the river, when it takes a south-westerly turn to the end of Ridhora, from which point a block of stony and jungly land extending from the south-west of Rama over the villages of Pohi, Wargaon and Rahimapur right down to the river bank intervenes. West of Pohi again we come on a low tract on the river bank, and this is the finest piece of land in this block, a descent being made from the higher and stony ground, at the north of Sonagaon Khurd, Chichkot and the upper part of Kharda. The soil here is deep and of excellent quality.

4. The central portion (the breast of the hen) is separated from the southern portion just described by the line of high land, the course of which has been pointed out, and it is divided from the northern portion, (the neck and head of the bird) by hills which project across Mandwa and Pohi and a portion of Kirmati. Through this area runs the Krishna to join the Wunna close to Bori, and it is on the Krishna that Takalghat the chief village of the group is situated. The southern strip of this portion of the group is on the northward slope of the line of water-shed, and portions of villages on it are therefore poor; but on the bank of the Krishna we come into a flat tract containing excellent and deep soil accumulated, and this tract extends from the north of the Krishna up to the west of Bothli, it is not very wide, but it comprises Takalghat and Khapri Moreshwar. West of Bothli and further up the valley the land is of a poorer description, the high land to the south has receded and there has been no such accumulation of soil.

The north bank of the Krishna marks a great falling off, low hills and ridges extend from Kihli, Bhansoli, Mandau, Wateghat to Umri and Khapa, and the land between these and the river is sloping and of the poorest description. On the other side of this ridge along the river bank there is flat land, until we get to the Pohi hills which bound this tract.

5. In the northern tract (the head and neck of the hen) there are only a few villages, the hills have receded again to the west, and there is a piece of flat and open country, excluding from Salar Dalha to the north of the group; but here also in parts the soil is thin and poor.

If this description be followed with the map, some idea of the formation of the group may be gained, but the various portions of it are so diversified that a clear description of the group as a whole is not easy.

I was at one time anxious to divide the group off into two, but the good and bad parts are so scattered, while each of these three tracts contain some of the best as well as some of the worst villages that I gave up the idea. A person travelling between Bori and Sindi by train would gain a fair idea of what the southern block of the group is like.

6. The total area of the group is 118.86 square miles, but of this 2.35 square miles are made up of small patches of Government forest known as the
 Details of villages and mahals. Kohra, Dongargaon and Rahimapur forest ranges, and the area to be dealt with is just 116½ square miles comprised in 92 villages or 124 mahals.

The southern block contains 51 villages or 65 mahals, the central 29 villages or 41 mahals and the northern 12 villages or 18 mahals.

In all 20 villages have been partitioned into two or more shares. One village contains a block bought under the waste land rules (Sukhli), and one Dhanoli contains a block of mokasa land held by a different proprietor from that of the rest of the village. In both these cases the blocks are quite distinct from the rest of the village lands, and are held on quite different terms and by different proprietors, and I have treated them therefore as mahals of the villages to which they nominally belong. Including these there are thus 124 mahals.

7. The total population of the recent Census of this group is 11,179 as against 10,101 at the time of the last Settlement, which shows an increase of over 10 per cent in the last 28 years. The pressure of population is therefore only 96 to the square mile in this group, and there are just over 4 cultivated acres per head of the population. No less than 38 out of the 92 villages contain no dwelling houses, and a good number of the remaining 59 villages have only a few huts. The largest village in the group is Takalghat with a population of 1,463 as against 1,772 at the time of the last Settlement. The decline of Takalghat may be attributed to the decline of hand weaving partly, and partly to the fact that since the opening of the railway it has lost the importance it enjoyed from its position on one of the old southern routes from Nagpur to Chanda and Hyderabad. This old road remains as a good village track, running from Nagpur to Gumgaon, thence through the northern portion of the group to Takalghat, and then to Asola and so into the Wardha district, but of course it no longer possesses more than a local importance. The only other village which merits mention is Ashta in the extreme south-west of this group, containing a thriving population of over 900 people: it is situated on the road from Bela to Sindi in the Wardha district, and lies in the best wheat area of the group.

Thus it appears that 21 per cent of the population of the group are contained in these two villages, and the tendency here is even more marked than in Bela for people to cluster in the larger villages and cultivate land for several miles round in the surrounding villages, and this accounts for the very large number of uninhabited estates in this group.

In olden days this may have been the consequence of want of security of life and property, but in the present peaceful times it is an indication that the people are not yet seriously pressed in the struggle for existence. Takalghat and Ashta contain a considerable non-agricultural population, but in the other villages the people nearly all live by agriculture, whether as proprietors, cultivators or labourers.

8. The group is exceedingly well situated although its description and the sparseness of its population may give the idea that it is somewhat remote. The
 Trade and trade communications. Great Indian Peninsula Railway runs through the centre of it, a Railway station at Bori being just outside the group on the east, while Sindi station in Wardha is just outside it on the west. Both these towns are trading centres for grain, and though the group is 18 miles from north to south, and 13 miles from east to west in its widest portion, there is no single village which is more than 8 miles from one or other of these two Railway stations. In addition to this there are old roads from Bori to Hinganghat (the great southern road), the road through Takalghat already referred to and another road from Bori to Asola which connects these two routes. Besides these old roads which have naals bridged, though they are not maintained except as village roads, there are the usual number of village tracks which are more passable during the rains than any of the tracks mentioned in previous groups. The grain of the group goes to Sindi, Bori and Nagpur, the cotton some to Nagpur some to Hinganghat and some to Wardha direct, as there are no cotton marts at Bori or Sindi. For purely local trade there are weekly bazars held at Takalghat and Ashta inside the group and the large villages of Bela, Gumgaon Bori, Kanholi and Sindhi just outside the limits of the group.

9. It is unnecessary to repeat what was said in the general report on the Nagpur tahsil about the rise in prices of agricultural produce since the last Settlement. That rise was most marked in respect of cotton, oilseeds and wheat: and cotton, oilseeds and wheat are the chief crops of the group, while juari is also largely grown. The full effect of this rise of prices is enjoyed in this group with the Railway and road facilities and the markets just described. The information given in the General report about prices was partly gathered from inquiries made in villages situated here.

Excluding Government forest the area of the group is 74,565.42 acres or 116½ square miles. There is thus an apparent increase of 1.5 per cent in the total area, to be accounted for by the greater accuracy of the present survey. Out of this total area 78 per cent is occupied and 61 per cent cultivated. Out of the occupied area 78 per cent is thus under cultivation. The occupied area has thus increased by 11½ per cent over the occupied area of last Settlement.

To judge by the records of last Settlement cultivation has only increased by 3.7 per cent, but if we were to believe the figures relating to cultivation at last Settlement we should be bound to conclude that cultivation has dropped from 84 to 78 per cent of the occupied area. It is impossible to credit such a conclusion in conjunction with the considerable increase in the area occupied.

The survey of this tract at last Settlement was of a rougher order, and the area put down as cultivated then included patches of scrub and nalas, which were never separately surveyed, hence, now that all such details are surveyed and their area excluded the real increase in cultivation is largely discounted by comparison with the rougher calculations of the last Settlement.

I have pointed this out in the reports on the Waroda and Bela groups, but it was especially the case in this tract which formed part of the Wardha Settlement and was in the pre-railway and road days, a remote corner of the Wardha Settlement Officer's charge.

The statistics regarding the area occupied are not open to the same criticism, for the actual field boundary survey of the last Settlement was remarkably accurate. Accepting therefore the occupied area as then recorded to be correct, we may safely assume that the cultivation has increased in about the same ratio and we may estimate the increase at not less than 10 per cent all round.

In particular villages the increase has been far larger than this, but in many the area under the plough is just about the same as it was then.

The area of new fallow stands at about 5 per cent of the area under crop, a larger proportion than in the groups already reported on: this indicates the inferiority of the soil as a whole in this group.

11. Of the area comprised in holdings 22 per cent is waste or old fallow. This is made up of plots left for grass for the cultivators' cattle, stony land which falls within the limits of holdings and waste let out to cultivators recently which they have not yet had time to break up. The area is also larger than would be otherwise the case because tenants like to take land in jungly villages for their cattle, some of which is barely culturable. This however is not a new practice, for some of such holdings are held in absolute occupancy right or are of very long standing.

Of the area not in occupation about 14 per cent is under tree forest, 50 per cent scrub jungle and grass, and the greater part of the rest hill. The jungle is of no great value on the whole, though some malguzars make a great deal more than they will admit by molwa and minor forest produce.

12. Although in particular villages there is still fair room for further extension of cultivation yet this is not the general rule, and the better land has in nearly all villages been brought under cultivation. Of course there is a considerable area which would be broken up were the pressure of population on land to become severe. The areas where the pressure is at all great are very small, and I will advert to them further on in this report. The present returns show only 33 irrigation wells, as against a supposed 106 at last Settlement.

But inasmuch as the area irrigated was then shewn as 63 acres while now it is 96, it is only reasonable to suppose that every old disused well was put down as an irrigation well, or else that the returns were not correct; for as a matter of fact a great deal of the present irrigation is of quite recent date. Well irrigation is only carried on in a few villages, and is of no importance here.

13. The number of ploughs and plough cattle are returned as 1,941 and 3,882 respectively. Statistics for last Settlement are not available, but if we are to judge from the rest of the pargana (*i. e.*, the Bela group), as well as from the increase in the occupied area there must be a considerable increase in the number of ploughs and cattle. The present figures show one pair of bullocks to 23 acres of cultivation or excluding new fallow, a pair to every 22 acres.

So many cultivators however reside outside the group and cultivate land in it that a considerable number have probably escaped enumeration. This is due to the accident that the

large villages of Bela, Sindi, Bori and Gumgaon fall just outside the group, but are close on the border of it.

The returns however are probably not very far out as the cultivation here is of a somewhat poorer quality and on poorer soil than is the case in the groups already reported on.

14. The general description which I have given of the group will have indicated that the soil in this group is below the high standard of the land in the Bela and Waroda groups. The following Statement shows the proportions in which the various soils occur within the area under cultivation :—

Soils.	Ordinary.	Khari.	Lowan.	Pathar.	Waburi.	Ran.	Bandhan.	Irrigable.	Bari.			Sugar-cane.	Muta-farakat.		Total.
									Irrigable khari.	Irrigable.	Barani.		Khari.	Ordinary.	
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Kali, 2nd.	27.73	9.00	7.61	...	...	...	...	...	...	...	...	...	...	...	44.34
Morand, 1st	5,840.09	116.48	30.75	243.01	345.26	403.88	...	...	1.00	37.44	5.99	1.60	...	...	7,030.50
„ 2nd.	14,262.75	278.06	80.63	2,200.38	1,442.56	4,521.09	4.43	0.30	0.88	52.88	4.21	0.20	...	2,002.38	24,859.75
Khardi ...	1,952.04	85.17	11.36	330.18	342.96	943.00	0.45	...	...	...	5.25	...	53.11	8,390.41	12,114.83
Retari ...	...	...	...	...	...	...	...	...	...	...	...	...	...	56.28	56.28
Bardi ...	...	...	...	...	...	...	...	...	...	...	...	...	...	1,477.17	1,477.17
Total ...	22,082.61	488.71	130.35	2,787.57	2,130.78	5,863.87	4.38	0.30	1.88	90.32	15.45	1.80	53.11	11,926.24	45,582.87

A comparison of the above figures with the classification of the last Settlement will show how terribly this tract was over classified then. The work was left to Kayasth Amins who did the survey and who neither knew nor cared whether land was classified fairly. I noticed frequently in the village notes of the then Settlement Officer that he found bardi classified as kali, this however, was never corrected.

15. These are the results of the two classifications, the proportion of each kind of soil being expressed in percentages to the total area :—

Kind of soil.	As at last Settlement.	As now classified.	
		Percentage to total area occupied.	Percentage to total occupied area.
Kali, 1st	22	Nil.	Nil.
„ 2nd	26	09	08
Morand, 1st	26	15.00	12.00
„ 2nd		54.00	50.00
Khardi	22	26.00	32.00
Bardi and Retari	4	4.91	5.92

With a classification like that effected at last Settlement, it is no wonder if assessment based on pargana rates for soils fell unduly high. The soils are, except in a few villages inferior in their classes, and only 74 per cent of the area is capable of bearing wheat, and not a little of this is khardi, such land being on the margin of wheat cultivation. Morand of the 2nd class is the largely prevailing soil and then khardi. Only a few acres of kali 2nd occur, and the area of morand 1st is small comparatively.

16. Turning to positions, we find the 'khari' area only just over 1 per cent, being less than in the other groups. This is due to the large number of villages which have no or few dwelling houses.

Of the area capable of bearing wheat that is the area classified by positions, 'pathar' or sloping land occupies 8 per cent, and 'wahuri' or land cut up by water-channels 6 per cent, while 17 per cent is 'ran' or liable to damage by wild animals. Of course much of the waste land included in holdings and some of the land which does not bear wheat is subject to similar defects. The absence of large nalas and rivers has reduced the amount of 'wahuri' land in this group, though rather a large percentage is high-lying or sloping. Out of the wheat land then, the area in ordinary or favourable positions is 69 per cent, while 31 per cent is subject to defects of position.

When discussing the modifications required in the general scale of factors, I shall dwell more particularly on the quality of the soils in this group and their inferiority to the soils in the other two groups reported on.

17. It would be wearisome to reiterate what I have said in previous reports regarding the inaccuracy of the crop statements compiled at last Settlement. The remarks I then made apply with fullest force to this group. In several villages it is true the crop statistics seem to have been carefully compiled, but in many instances they are clearly wrong. Wheat in the case of two villages (Khapa and Amgaon) is entered as having occupied an area far greater than the area capable of bearing it. In others it seems to have occupied about 90 to 100 per cent of the total wheat land. As this is not found in the best wheat tracts, it can hardly have been the case in a tract containing so much inferior land.

In many other instances wheat figures as the only rabi crop, and juari as the solitary kharif crop. We may feel sure that where no wheat was put down no wheat grew, for the tendency was always to over estimate it and therefore if, as is the case in such villages, we now find land under wheat, the presumption that wheat cultivation has extended would not be a far fetched one. The only conclusion is that the statistics of cropped areas were quite inaccurate at last Settlement. The extension of wheat however, has not been so large probably here as in other tracts, because a great deal of cotton is grown here, and soil and rainfall are suitable for its growth.

The usual decrease in juari and increase in oilseeds has occurred here also.

The crop areas as they now exist are :—

	Acre.	Per cent.
Wheat	... 8,650	20
Cotton tur	... 9,951	23
Cotton (alone)	... 2,722	6
Linseed	... 8,000	18.5
Juari, tur	... 6,936	16
Juari (alone)	... 2,384	5.5
Til	... 2,280	5
Lac	... 662	1.5
Gram	... 455	1
Other crops	... 1,530	3.5
Total	... 43,570	100

Wheat therefore in this group only occupies 25 per cent of the area able to produce it, but having regard to the large area devoted to cotton there is no reason for thinking that any land has been improperly classed as wheat land. Just of late the cotton and linseed crops have been better than in previous years, and the prices have tempted cultivators to sow larger areas with these crops. Again by far the larger part of the wheat land belongs to the morand 2nd and khardi classes, and on these some rotation crop is invariably grown. 25 per cent then of the wheat area is not an unduly low proportion for this group.

Of the cropped area no less than 73 per cent is under wheat, cotton and oilseeds all most valuable export crops. Indeed as regards value of produce this group would be as well off as a wheat group, were it not for the fact that cotton and oilseeds are crops far more liable to total failure than wheat, and of course the outturns are smaller on the poorer soils of this tract.

18. The occupied area is distributed among the several tenures in the manner shown in the Statement below :—

DISTRIBUTION BY TENURES.																		
	Held by malguzars			Held by malik- makbuzas.		Held by revenue- free-grantees.		Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by tenants of superior class in ordinary tenant right.		Held by ordinary tenants.		Held rent-free or by privileged tenants		Total occu- pied area.
	As sir	Other than sir.	Total.	Area of total leased.	No. of hold- ings.	Area.	No. of hold- ings.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	As grants from malgu- zars.	In lieu of service.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At present	8,158 09	1,980 29	10,144 38	1,432 65	123	2,231 25	29	379 00	422	10,795 16	759	16,453 05	2,647 93	635	14,309 94	108 93	812 59	57,883 93
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	18	...	...	...	...	...	...	18	...	26	...	...	25	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	7,493 06	...	7,493 06	...	...	1,365 28	...	1,267 99	...	14,130 81	...	3,675 51	...	...	23,468 57	47 77	365 80	51,814 80

The area of sir land has increased and with khudkasht amounts to 18 per cent of the total occupied area. The proportion of sir land would, however, be rather small were it not for the large amount held by the proprietors in the central block of the group, especially by the Takalghat malguzar. Of the area held as sir 18 per cent is sublet. Of the area held by revenue-free grantees more than half has been resumed during the Settlement. The area held by this class and malik-makbuzas is 4 per cent of the occupied area, and has only decreased by 3 per cent since last Settlement. Of the malik-makbuza 429.68 acres have escheated to Government, and the area of a few disused camping grounds has been included. The area held by absolute occupancy tenants is now 19 per cent of the total area, but it has decreased by 23 per cent since the last Settlement. On the other hand, the area held by occupancy tenants is $3\frac{1}{2}$ times what it was at last Settlement and amounts to 28 per cent of the occupied area. The area held by ordinary tenants amounts to 25 per cent of the whole, and has decreased by 33 per cent.

19. The proportions in which the various tenures existed then and now, are contrasted below:—

Tenures.	At last Settlement.	At present.
Malguzars ...	14	19
Malik-makbuzas and revenue-free grantees ...	5	4
Absolute occupancy ...	27	19
Occupancy ...	7	28
Ordinary ...	45	25
Service and malguzar's grants ...	2	2

By tenants of superior class in ordinary right.

The area held by proprietors of all kinds is thus 22 per cent as against 19 at last Settlement: and the area held by tenants of the two superior classes is 47 per cent as against 34 per cent. The decrease among the absolute occupancy tenants is therefore, more than counter-balanced by the increase of occupancy tenants. The latter class is a strong one, and their lesser power of alienation is a safeguard to them. Moreover, the fact that the right cannot be sold in execution of a decree is an advantage they have over absolute occupancy tenants.

20. The average size of the holdings in this group is large:—

	Acres.
Malik-makbuzas ...	18
Absolute occupancy ...	25
Occupancy ...	21
Ordinary ...	22

But in addition to these is the area held by superior tenants in ordinary right, and many tenants hold several holdings in different villages. If we divide the aggregate area included in malik-makbuza and tenant land by the number of persons whose names are recorded as malik-makbuzas or tenants, we find that there are 27 acres occupied per head of cultivating persons, of whom there are 1,707 altogether.

21. The 92 villages of the group are owned by 210 persons, whose castes are:—

Brahmins ...	85
Kunbis ...	74
Telis ...	11
Mahrattas ...	8
Pardeshis ...	6
Gonds ...	2
Marwaris ...	3
Mahars ...	3
Mahomedans ...	3
Other castes ...	15
Total ...	210

Unlike the Waroda and Bela groups, the Takalghat group contains a preponderating number of Brahmin malguzars, most of whom are non-resident. None of the proprietors, however, here go in for rack-renting, although some are not on good terms with the tenants; and there is nothing calling for remark in the treatment of the ryots by malguzars, and the high rents which prevail near Takalghat are not due to oppressive conduct of the malguzars at all events in the present.

22. Among the proprietors those owning the largest estates are :—

Atmaram Talatula and his son Dhundiraj who own two whole villages and shares in four other villages. These men are large landed proprietors in the Ramtek tahsil, and do the greater part of the money-lending near Ashta.

Ramehandra Jey Ram, Deshpande of Sindi, owns two villages and a share in a third. He is a wealthy man who has a money-lending business, but has lately taken a fancy to sink some capital in land. He owns several shares of villages in the Bela group.

The Bhonsla estate holds two villages on makta tenure and a third as malguzari.

Doman Singh's estate has three villages in this group.

Ganpat Rao Nistane, the malguzar of Takalghat, owns seven whole villages and shares in four more, which include the larger portion of Takalghat itself, and himself cultivates 770 acres of land.

The Brahmin proprietors of Salai Dabha own 5 villages. The Deshmukhs of Ashta own Ashta and shares in two villages, and the Teli malguzars of Dahli own three in all. There are four mokasa villages in the group, of which one is the property of Naooji Rao Gujar. The child-widow of a rich Brahmin pleader, lately deceased, owns two villages, and there are many other malguzars with two villages each. These villages and shares are held by men of known means and possessed of considerable property; but most of the proprietors are well-to-do, and there are barely a dozen villages in the whole group of which the proprietors are poor or in distressed circumstances.

23. Transfers of proprietary rights in villages have not been very numerous—nearly all of them are cases in which a few up-country Brahmins and Kayasths have given way to men of the country—and only two villages have passed to men who are simply money-lenders.

The proprietors then of this group may be, without any exaggeration, described as an exceedingly substantial set of men, who if they have not as a rule done very much for their villages, yet have not directly oppressed their tenants.

24. The chief castes to which the tenants of the group belong are :—

Condition of tenants.

Castes.	Tenants.	Sub-tenants.	Castes.	Tenants.	Sub-tenants.
Kunbis ...	575	140	Pardeshis ...	30	7
Telis ...	316	78	Marwaris ...	13	5
Mahars ...	106	38	Kallars ...	29	4
Gonds ...	124	23	Marathas ...	22	3
Brahmins ...	128	29	Mahomedans ...	26	9
Malis ...	86	17	Other castes ...	190	53
Lodhis ...	62	15			
			Total ...	1,707	411

As was the case in the other groups Kunbis largely preponderate, Telis coming next. The castes which are met with in this group among the tenantry to a far larger extent than in these groups, are Gonds and Lodhis. The Lodhis are settlers from some generations and manage to hold their own against landlords much more than the Kunbis do, they are a well-to-do lot.

The Gond element is a sign of the more jungly nature of the tract, for the Gond cultivator is seldom able to hold his own with Kunbis and Telis and finds himself relegated to the poorer tracts, which seem more congenial to him. The standard of comfort is below that of the Waroda group, except in a few villages. This standard varies rather with the fertility of the soil than with rents. Tiled houses are very much fewer, but this is in a great measure due to the fact that tiles are not made in nearly every village. A Bhumak of Khairi close to Bori had a tiled roof, while the Mokasadar of the substantial village of Bhamni was content with a thatched roof, his village being midway between Bori and Sindi. In this same village was a Lodhi cultivator who was getting carved wood-work from a distance for his house.

The Sonegaon Buzurg transfers of absolute occupancy rights have taken place between cultivators, pure and simple, and a Mahar cultivator has purchased a share in a neighbouring village. There is however, another side to this picture. In Tarsi the cultivators are living in hovels and borrow money from Kabulis at 120 per cent interest per annum, which the Kabulis manage to extract from them chiefly by intimidation. Yet, as the kamdar of this village said to me, their crops suffer a great deal from the ravages of wild pig; but when they see promise of a good crop they will buy fine clothes with borrowed money without waiting to see what the harvest brings. Throughout this group the prosperity of the cultivators will vary from village to village with the productive power of the land. The tenants on the bank of the Wunna are everywhere a fair lot: in the villages on the Wardha border again they are well-to-do.

At Sonegaon in the centre of the southern portion of the group where the soil is good, at Salai, Dabha and Dhanoli we find prosperity. Even in Takalghat with its very high rents there are many substantial cultivators, for the soil there is of rich quality. In the ill-cleared villages with scrub and hill and stony ground will be found the poorer tenant. But all here will be on a smaller scale his produce, his debts, his balance, his comforts. The larger debts will follow the more fertile land and the higher standard of comforts. But even in these villages will be found a sprinkling of rich or well-to-do cultivators, men who living in Bori Sindi or Gungaon take land up in villages several miles away. As I have already said, the existence of so many uninhabited villages is in itself an indication of absence of distress. Even seemingly poor cultivators will not deny themselves the comforts of living in a large village to save the expenses entailed by the great distance at which their fields are. The measure therefore of the difference in prosperity between the tenants of this group and the tenants of Bela or Waroda will be the difference in the produce of their lands, which will be given effect to, also in their rents by means of the soil factors employed.

25. The only feature which seems to require explanation is the decrease of 23 per cent in the area held by absolute occupancy tenants. I have in most villages gone into the history of the decrease. Many absolute occupancy holdings were recorded in the names of Brahmins living in Nagpur, and several of these were given up on account of the distance. Again in not a few cases, tenants died heirless. Some of the holdings were in the name of relations of the proprietors, which have lapsed to the proprietors since. A considerable proportion of the decrease can be accounted for in those ways. Another way in which absolute occupancy rights lapse is when the tenant dies leaving only small children. These go to some relative at a distance, and the land is abandoned. A certain amount of absolute occupancy land has been voluntarily abandoned, and this has occurred in the most jungly villages like Tarsi, Lobara and Dhawalpeth. The abandonment has invariably been of very old date; cases of recent abandonment are almost unknown.

Lands paying the lowest rents have been abandoned in many cases, and that not always when they were the worst. The considerable occupancy area is, however, sufficient to show that the decrease in the absolute occupancy land is not the result of depressed agriculture. The only spot where any depression at all exists is in some of the rithi villages at a short distance from Takalghat, and to this I will allude further, when I discuss acreage and unit incidences. Except some small sums in Takalghat, arrears of rent do not exist in this group; and the few cases I came across were those of men who were admittedly well-to-do and had not paid on account of some dispute or from mere slothfulness.

26. The acreage rates on the group as a whole run lower even than the Bela group.

Rental rates per acre. The rates now paid are contrasted below with those paid at the last Settlement:—

Actual rents at present.	Class of tenant.			At Settlement.	At present.	Increase
Rs. a. p.				Rs. a. p.	Rs. a. p.	Per cent.
7,931 2 9	Absolute occupancy	...	...	0 10 3	0 11 10	15
11,213 15 10	Occupancy	...	...	0 10 6	0 10 11	4
10,462 8 0	Ordinary	...	...	0 8 9	0 9 10	13
29,607 10 7	All-round	...	...	0 9 8	0 10 9	11
21,676 7 10	Occupancy cum-ordinary	...	...	0 8 11	0 10 4	16

The all-round increase is thus 11 per cent, which cannot be considered at all large when compared to the rise of prices. The rise in the absolute occupancy rate is apparent and not real. In one village (Ridhora), a small enhancement was taken from the absolute occupancy

tenants prior to the issue of the supplementary Wajib-ul-arz ; but this of course could not affect the group averages, and the increase is accounted for by the fact that the holdings abandoned were of course chiefly among the poorest in soil and paid the lowest rents. The acreage rate on the area remaining is thus higher.

27. The smallness of the enhancement can be explained by two causes. The strong feeling among tenants against enhancements is one of these causes. Witness the Ridhora tenants mentioned above who even in those early days took their case up to the Judicial Commissioner before submitting to the enhancements demanded.

Even Ramechandra Jey Ram, a man of great local influence, was unable to induce his ordinary tenants last year in Saongi and Asola to pay small enhancements without the intervention of the Courts. The second cause is that to enhance a tenant's rent entails a good deal of trouble on the malguzar who can make his profit better by getting hold of the tenant's produce. Very much of the indebtedness of tenants is due to this cause, and it is the chief inducement for money-lending malguzars to take villages. By lending seed and money they get the tenant into their debt and they take out their interest in produce. This is the only reason why persons are found who buy villages with no sir land and with an assessment of 70—80 per cent on the assets.

28. The rents paid by each class of tenants are far below competition rates, for no less an area than 1,500 acres out of the sir land has been sublet at a rental of Rs. 1-9-0 per acre, which is a rate more than double as high as that paid by any class of tenants. No useful purpose would be served by discussing the acreage rates, the soils and positions of the different villages are so different that the acreage rates are absolutely no guide and nowhere has unevenness of individual rents been so marked as here. In the southern portion of the group a practice prevails for the owner of one mahal to hold land at a nominal rental in the other, and there is no tract where Brahmins are so well treated in the way of getting land for the most trifling payments. In the central portion of the group absolute and occupancy tenants pay very high rents in many villages, while elsewhere they pay low. The rates then which appear for the total area of the group must not be deemed as in any way representing prevailing rates, in this group they are a mean of rents high and rents nominal, rents on most barren and most fertile soil. The real rental pressure will become clear from the incidences per soil unit.

Assets.

29. The assets of the group as they stood at last Settlement and as they are now, are contrasted in the Table which follows. Payments by tenants of sir and siwai receipts which will be dealt with at the time of assessment, are not included.

Assets.	At last Settlement.	At present.	Increase.
	Rs. a. p.	Rs. a. p.	Per cent.
Cash	26,205 2 6	31,231 3 8	19
Value of sir, khudkasht, service land and malguzari grants	4,982 5 11	7,847 10 5	57
Total	31,187 8 5	39,078 14 1	25

How the assets have increased by this amount is easily seen. The occupied area has increased by 11 per cent, and the rent-rate by the same ratio, thus

	Rent-rate.	Area.	Assets.
At Settlement	... 100	× 100	= 10,000
Now	... 111	× 111	= 12,321

This gives an increase of 23 per cent and the additional 2 per cent is gained by the reason that the sir area near Takalghat has increased largely, the rent-rate in that neighbourhood being higher than elsewhere. The second line of figures in Statement A, show the valuation of sir land as then made, it comes to Rs. 4,168 as against Rs. 4,982 as calculated by the then rates for tenants. The valuation then made was nominal in many villages and rather high in others, and I cannot find that any principle was adopted. The revenue then assessed fell at 75 per cent of the assets, and after the 25 per cent increase the revenue is still 60 per cent. In one village (Gondni) it exceeded the assets, and as there was no sir land and no siwai receipts the assessment would have ruined the proprietor, had he not had five or six other villages less heavily assessed. At the present date his receipts only just equal the revenue and cesses, for his enhancement of rents has been very tight.

Factors employed. 30. For the purpose of soil factors, I have divided the villages of this group into two classes—

- A.—Having the factors sanctioned for the Nagpur tahsil.
- B.—Having a modified scale of factors, special to the group.

As I have already indicated the soil in various parts of this group is of very various degrees of fertility. I have made very careful inspections of the soil in the villages of this group, and I have no hesitation in putting the following villages in the A class—

- (a.) Jasapur ... }
Ashta ... }
Warmajra ... }
Sonegaon, Khurd ... } On the low ground on the Wunna bank.
Tamaswari ... }
Abbaspur ... }
Dahli ... }
Ridhora ... }
- (b.) Bhansoli ... }
Haladgaon ... } On the Wardha border.
Saongi ... }
- (c.) Takalghat ... }
Botkhi ... } In the Krishna valley.
Khapri Moreshtar ... }
- (d.) Salai ... }
Dabha ... }
Madnapur ... } On the level land of the northern block
Dattala ... } of the group.
Dhanoli ... }
- (e.) Tarsi.

This latter village has hills on two sides and soil has accumulated there; it is a very jungly village, but the actual soil is very good. The soil in Ashta (a specimen of which was analysed, is as good as the morand in the Waroda group, and for all villages of these classes the scale adopted for the tahsil will be suitable. The only modification I have made is to raise the factor of "khardi mutafarakat" from 8 to 10; khardi land in this tract is considerably better than the khardi of the Nagpur-Kamptee plain. It is blacker and possesses less impurities, and it is only classified as khardi because of its want of depth. The rates paid for khardi land in this group would justify an even higher factor. All the remaining villages of the group are B class, and the morand soil is below the standard. I have here felt it necessary to draw together the wheat land factors much more closely. The first class morand is of inferior depth and fertility in these villages, and the morand 2nd is almost correspondingly poor, while the khardi-gohari approaches far more closely to morand 2nd than in the other groups. The following figures will clearly explain my views.

Soils.		Standard factors.	Factors for B class villages.	Inferiority to, or superiority over standard.
Morand 1st	...	32	28=	Per cent. -12½
" 2nd	...	24	22=	-8½
Khardi gohari	...	16	18=	+12½
" mutafarakat	...	8	10=	+25

The crop statistics have shown the inferiority of wheat land in this group, and full effect will be given to this by the scale of factors adopted. The allowances made for defects and the additions for favourable positions, will be calculated in the same way on the modified factors as they are on the standard factors. There is very little morand 1st in the B class villages, and its superiority to morand 2nd is much less marked than in the Waroda and Bela lands. As already remarked the khardi is superior to the khardi in the flat deep soil tracts.

31. Although ran land occurs in 68 of the mahals in this group, there are not many mahals in which the damage by wild animals is at all serious. In 12 of these mahals the ran area is quite insignificant, and there are

San factors.

only 9 mahals in which the deduction for ran land has been calculated at 40 per cent. These are :—

Kohra.	Rahimapur.
Junapani.	Kinhalmakri.
Wargaon.	Mandwa.

and they are all near blocks of Government forest, and contain jungle themselves. I should have added Tarsi and Dhawalpeth to this list, but through an oversight the larger factor was used, and I have made up for the mistake by the unit-rates proposed which will have the effect of giving a full allowance to all ran land. In the other villages, the larger factors giving a minus 20 per cent reduction will be appropriate, and only a small additional allowance in the unit-rate proposed will be called for.

32. The mahal unit incidences vary between .13 and 2.03. This fact at once shows the great unevenness of the rental pressure in the villages of this group. A larger range than this it is hardly possible to conceive.

The details of these incidences are as follows :—

Unit incidences.	No. of mahals.	Unit incidence for the whole group.
under 0.20	...	1
0.20 to 0.30	...	0
0.30 to 0.40	...	2
0.40 to 0.50	...	16
0.50 to 0.60	...	15
0.60 to 0.70	...	17
0.70 to 0.80	...	20
0.80 to 0.90	...	9
0.90 to 1.00	...	9
1.00 to 1.10	...	7
1.10 to 1.20	...	3
1.20 to 1.30	...	4
1.30 to 1.40	...	8
1.40 to 1.50	...	3
1.50 to 1.60	...	2
1.60 to 1.70	...	0
1.70 to 1.80	...	2
1.80 to 1.90	...	2
1.90 to 2.00	...	1
over 2.00 (2.03)	...	1
	122	
Two mahals have no tenant land.	2	
	124	

In the particular cases where incidences are specially low I have as far as possible explained the cause in the notes attached to Statement C, and I need only say that the unusually low incidences are due partly to the rents all round having been initially low, no enhancement having been since imposed and partly to the amount of land given at very low rents to favoured people. So also in some villages tenants have continued to hold at rents which they agreed to pay when they first took up the land.

33. The incidences are low in the southern block, very high in the central block, and average in the northern block, as will be seen below :—

	No. of mahals.	Average of incidences.
Southern block	... 65	0.67
Central „	... 41	1.12
Northern „	... 18	0.82

The first and third blocks will require but slight attention, but the incidences in the central block call for special notice. The high incidences are found in Takalghat and the neighbouring villages. In Takalghat there has been a slight decrease in the assets and no enhancement. The highest incidences are those of the occupancy tenants :—

Mahal I	...	1.96
Do. III	...	1.81
Do. IV	...	2.41

The incidence of the ordinary tenants is only 1·47, while absolute occupancy tenants pay up to 1·36 and 1·40 in two mahals. These high rates have been paid since last Settlement and they must indeed have been heavy in those days. In Deoli the assets have fallen by 41 per cent and the tenant area has declined from 172 to 99 acres. The incidence here is still 1·85 in spite of the decline of the rent-rate since Settlement by 38 per cent.

In Kinhi Khurd the rent-rate has risen, but the tenant area has declined from 191 acres to 47 acres. In Pipri, of which the unit incidence is 2·03, assets have fallen by 7 per cent and the tenant area by one-third. In Masalkund the area held by tenants is only one-fourth of what it was at the last Settlement. In Sheonala the incidence is 1·37 after a 5 per cent decrease in the rent-rate. The history of the high rents in the neighbourhood is that Takalghat forms a fertile basis in a tract of poorish soil, and in the pre-railway days when it was an important little town on a main route there was a demand for land within its area, which enabled the Officers of the native Government to squeeze the patels who in turn squeezed their tenants. As people liked to live in Takalghat, and the area of the village land is rather small, the demand for land in the neighbourhood also rose and the same squeezing process began.

The revenues were fixed on rents pitched on a very high scale and when after the opening of the Railway, Takalghat declined, the demand for the poorer land in the neighbourhood fell off. The malguzars have been obliged to cultivate themselves largely in the remoter of these *villages*, for they could not get cultivators newly settling to pay rents sufficiently high to give them a fair profit after meeting the revenue. So it has happened that only a few cultivators remain in these villages who have managed to continue paying the high rents and while the tenant area has largely declined, the rent rate being based on the few high rented holdings remaining is very high, and hence the abnormally high incidences met with in the villages in this tract, which strange to say, were described in the village notes of last Settlement as much better than they really were. Such is the reason for the high incidences and depressed agriculture in Pipri, Sheonala, Deoli and Kinhi Khurd, as well as to a less degree in some of the other villages of this tract.

In Deoli and Kinhi, however, the state of things has been aggravated by the action of Ganpat Rao Nistane of Takalghat, who being a thoroughly good cultivator himself, does not find it worth his while to let land out unless he can get exceptionally high rents. These he has been able to get in the exceedingly poor villages of Amgaon and Gangapur, because they are on the boundaries of Takalghat, and for the same reason he has been able to maintain the high rates in the villages of Dewapur, Murjhari, Bothli and Murharpur, which are quite close by. Rents in Khapa and Khapri-Moreshwar, have maintained their high standard for precisely the same reason. There are, however, many tenants who pay these high rents simply in order to get free grazing for their cattle, as Takalghat itself contains no grazing land. In individual instances I propose to make reductions, and some abnormal rents the Takalghat malguzar agreed to lower at the time of my inspection. In such a manner did the competition of former days influence the rents so that even the high prices of today have not maintained them in the remoter villages. The same squeezing of patels and ryots due to competition in olden times occurred in two villages of the northern block of the group—Kanholi and Dhanoli—which are just close to Gumgaon and here we meet with the following incidences :—

		<i>Dhanoli.</i>	
		Mahal I.	Mahal II.
<i>Kanholi.</i>			
Absolute occupancy	1·27	1·40	1·33
Occupancy	1·25	1·40	2·19
Ordinary	1·39	1·07	...
All-round	1·29	1·32	1·49

In Kanholi the increase in assets has been only 5 per cent, and the ordinary tenants are paying 15 per cent higher than then, while in Dhanoli the assets have decreased by 3 per cent. Dhanoli of course is excellently situated, but the high rents which tenants have found it worth their while to pay for so many years, only show how moderate are the rates which I am proposing. In Kanholi the absolute occupancy area is the same as at last Settlement, and in Dhanoli the decrease is less than 10 per cent, while in both these villages the occupancy area has increased. Lastly, in the southern block incidences are only remarkable in Rahimapur (1·71) Kohra (1·07) and Mhasala (1·14); but these are all jungly villages whose holdings have been taken and not yet broken up. The rents of these swell the rental, while there is no corresponding addition on their account to the number of soil units.

34. Unit incidences for the particular classes of tenant are shown below, the acreage rates paid by each class being added for easy reference :—

Class.	Unit incidence.	Acreage rate.		Increase.
		Rs.	a. p.	
Absolute occupancy ...	·69	0	11 10	15
Occupancy ...	·67	0	10 11	4
Ordinary ...	·86	0	9 10	13½
All-round ...	·73	0	10 9	11
Occupancy cum-ordinary ...	·75	0	10 4	16

The highest incidences on areas of over 100 acres for each class of tenant are :—

Absolute occupancy ...	{ 1·40 in Dhanoli. 1·36 in Takalghat.
Occupancy ...	{ 1·40 in Dhanoli. (1·96 in Takalghat on .90 acres).
Ordinary ...	2·10 in Bothli.

The incidence in Bothli represents an increase in rent-rate since Settlement of 39 per cent, in the other cases there has been no enhancement. The unit incidence for ordinary tenants well brings out that they have the poorer lands for though the acreage rates seem so low, they are still paying the highest rents in reality.

35. With such a variety of incidences to fix on a suitable standard rate is not very easy. It seems the best way to start from what would be a fair rate on the advantages of position as compared with the other groups. Putting the Bela and Waroda groups as 1·00 in the matter of trade facilities, then the Takalghat group with the two Railway stations on each border would be fairly rated at 1·10. The inferiority of the soils in this group will be fully allowed for in the soil factors; but a deduction has to be made for the jungly nature of the group, and for this 10 would be a fair allowance, the difference in the standard of comfort may also be represented by another ·10, and the rate indicated is ·90.

To compare the three groups :—

		Trade facilities.	Deduct.		
			for jungle.	for standard of comfort.	
Waroda	...	1·00	Nil	Nil	1·00
Bela	...	1·00	·10	·05	·85
Takalghat (under report).	...	1·10	·10	·10	·90

If the standard rate as obtained in this way be applied to the present incidences, we have the following results :—

Class.	Present incidence.	Increase obtained by standard rate.	
		Per cent.	
Absolute occupancy ...	·69	30	
Occupancy ...	·67	34	
Ordinary ...	·86	8	
All-round ...	·73	23	
Occupancy cum-ordinary ...	·75	20	

Now the increase since Settlement in the present absolute occupancy rate is, as I have shown, nominal and not real. There has been increase but no enhancement. Similarly, the increase in the occupancy rate is not a true guide to enhancements, the holdings of one class when shifted into another may show increases in those classes without actual enhancement. The occupancy cum-ordinary and, in a less degree the all-round rate, are the best guides. These are + 16 per cent and + 11 per cent, respectively, over the Settlement rates

the application of the standard rate will therefore give the following approximate increases in these rates over those of last Settlement.

		Per cent.
Occupancy <i>cum</i> -ordinary	...	+39
All-round	...	+36

This all round enhancement over the Settlement rates is pitched somewhat lower than in the groups already reported on, but allowance has to be made for two circumstances—first, the fact that rents are quite high enough in a number of the villages of the central block of the group, and secondly, that greater caution is needed where as is the case, in the remoter villages persons have only taken land because they could get it at low rates.

As a standard then I propose .90

36. The unit-rates proposed for the various mahals range from 0.50 to 1.05, a large limit which existing unevenness necessitates, but a far smaller range than the present incidences. The average rates proposed compare as follows with the averages of the present incidences in the various portions of the groups.

	Average incidences.	Average of rates proposed. Increase or decrease per cent.
Southern	.67	.77 +15
Central	1.12	.92 -18
Northern	.82	.88 + 7
Group as a whole	.85	.83
Incidence of group	.73 Standard rate	.90

My proposed rates exceed the standard in 33 mahals, fall below it in 62, while in 29 the standard has been adopted. Those mahals only in which the country is clearer or the situation superior will bear rates exceeding the standard, on the other hand in the southern block but for the lowness of existing incidences there would not have been any good reason for keeping so many village rates below the standard. The maximum rate proposed is 1.05 for Dhanoli. This is the village in which the ground is quite clear of jungle, the markets close and the standard of comfort high, and it is far below the existing incidences. The minimum is in Chichkot where the present incidence is only .18. Here the lands are held at the rates at which they were given for clearance and the individual sums are Re. 1, Rs. 2 and Rs. 3, so that they might be doubled or trebled with the very slightest curtailing of the cultivators balance for luxuries. I have given reasons in the notes attached to Statement C in each mahal for the rates proposed.

37. I have not valued sir land highly except when justified by high incidences, or by the standard rate. In some cases where it may be necessary to relieve ordinary tenants, I have proposed alternative rates for sir as the best means of obtaining the malguzar's consent. There will be no difficulty about calculating these, as the rates stand to each other in easy proportion.

Variation of unit-rates with the degree of damage by wild animals.

38. My general principle as expressed in the General report was to distribute the allowance for ran land between the factors and unit-rates. The following comparisons will therefore be of interest:—

	Average of incidence.	Average of proposed rates.
Villages ran—40 per cent, damage large	.99	.80
Villages ran—20 per cent, damage not very great.	.81	.82
Open villages	.87	.85

The high incidences in the most jungly villages are due to the fact that it is in them that new land has been recently let and not broken up. As has been seen, the standard for this group without any allowance for jungle would be 1.00. 0.80 therefore means 20 per cent off on account of ran. The effect of this on a rent would be as follows. If the rent of a certain kind of land were Rs. 100 by ordinary factor and at the unit rate of 1.00, then by means of the ran factor it would be Rs. 80, and by the unit rate of .80 it would be Rs. 64. The total allowance for ran would thus be 36 per cent in ran fields, an ample reduction. In the cases of Tarsi and Dhawalpeth to which the minus 20 per cent factor for ran was erroneously applied, the application of the proposed rates will have full effect. Thus:—

Villages.	Ordinary rent.	By deducting factors of 20 per cent.	Unit-rate proposed.	Final rent resulting.
Tarsi	Rs. 100	80	.70	56
Dhawalpeth	100	80	.60	48

In Tarsi then the allowance will be 44 per cent and in the rith village of Dhawalpeth 52 per cent. These reductions will be ample for these villages. Of course so hard and fast a line cannot be adhered to rigidly in every mahal for divergencies must arise on account of the other circumstances of a village or the existing incidences.

39. Existing incidences and rates proposed in A. class and B class villages respectively, are of interest. Naturally enough rental pressure ought to be greater in the more fertile villages, for their agriculture is more secure, the demand for land greater and the standard of comfort higher; but facts show that rents are relatively higher in the poorer villages. This is not, however, contrary to experience. The man whose actual income is sufficient for him is less likely to enhance up to the full value of the land, than the man whose poorer village yields him bare subsistence. The rates which I propose will, on the group as a whole, tend to restore equilibrium to the rental pressure, as can be seen from the following figures :—

		Averages of unit incidences.	Averages of rates proposed.
In A. class villages	...	·76	·88
„ B. „	...	·86.	·83

40. The Rent-rate report of this group is longer than those as yet submitted; but there are about treble the number of villages in it, and the area dealt with has been far more diversified, and rental pressure much more uneven, necessitating more detailed treatment. I conclude by a comparison of this and the previous groups, as shown by the statistics of their circumstances.

Name of group.	Percentages				All-round rate per acre.	Unit incidence.	Increase since Settlement.	Standard rate.	Increase over incidence.	Increase of proposed over Settlement rates.
	Of wheat land.	Of wheat gram to wheat land.	Of kharif II morand I	Of wheat land in normal positions.						
					Rs. a. p.					
Waroda	95 p. c.	44 p. c.	68 p. c.		88 1 3 8	0 80	12 p. c.	1·00	25 p. c.	40 p. c.
Bela	90 „	40 „	41 „		66 0 11 6	0 64	7 „	0·85	32 „	41 „
Takalghat (under report)	74 „	25 „	15 „		69 0 10 9	0 73	11 „	0·90	23 „	36 „

NAGPUR :

Dated the 25th November 1891. }

R. H. CRADDOCK,

Settlement Officer.

CHIEF COMMISSIONER,

I submit Rent-rate proposals for the Takalghat group of the Nagpur tahsil.

2. The group is a large one, including 92 villages. The country over which it extends is generally high-lying with a good deal of scrub jungle; but there are stretches of productive low-lying land which contain excellent villages. So far as can be made out from an examination of the very inaccurate statistics of last Settlement, cultivation has increased by about 10 per cent. Rents have risen but little—the rise in the all-round rate being only 11 per cent, and making all allowance for inferiority of soil are very low indeed save in a few villages where they were forced up by the farming system which prevailed before last Settlement: and as might have been expected, they are extremely uneven.

3. The Settlement Officer has thrown the villages into two classes. For the first class (A), he has adopted the tahsil scale of soil factors with the single modification of slightly raising the factor for “khardi mutafarikat” land,

that is to say, land of khardi soil which is not capable of growing wheat. In the case of the villages of the second class (B), he has also raised the factor for wheat-growing khardi. The effect of these changes will be to throw less of the rental enhancement on the better classes of land, and as the differences between the better and the poorer classes of land are not so marked in this group as more productive localities, the changes were logically justified. But it would be remembered that changes in the factors are likely to disturb the comparison of unit incidences, and as a rule what classes are formed within the group a separate standard unit-rate should be framed for each class, and the villages of each class be grouped together in the Statements.

4. The all-round incidence is 0.73, and the standard rate proposed by the Settlement Officer (0.90) is *prima facie* very moderate. I think, however, that in fixing his mahal rates he has not in all cases paid sufficient attention to the effect of his rates as shown by comparing them with the unit incidences of different classes of tenants—or in other words, to the amount of enhancements which his unit rates represent. There are cases which for special reasons the existing unit incidence of a class of tenants may be disregarded—as for instance, when it results from the holding of land by certain ryots at a nominal or pepper-corn rent. To fix a low unit-rate in such cases would have the effect of passing over other tenants who might fairly be called upon for an enhancement. But I think that the Settlement Officer has in some cases pushed this argument a little too far, and in fixing his unit-rates has paid more than a fair share of attention to the capacity of the land and less than a fair share of attention to the effect of his rates in enhancing present payments as compared with the amount of enhancement which has been effected during currency of Settlement. And he shows a tendency to value the sir lands too high. Sir lands may fairly be valued at the standard rate in most cases where the ryoti rate falls below it. But the adoption for sir of a higher rate than the standard requires special justification.

5. The utility of the soil unit system largely depends on the size of the area compared and the results given by a comparison of very small areas, such as those often contained in mahals, are apt to be misleading. It would be well in future if a total set of figures were given for each partitioned village as a whole, as well as a set for each of its mahals.

6. In some few cases where a reduction of ordinary tenants rates is called for the Settlement Officer proposes to ask the malguzars to consent to such reductions, and in the event of their refusal to use for the value of their sir lands the highest rate admissible. This may be approved. The percentage of revenue to assets in this district was so high that it would be very difficult to recognize, in fixing it, illiberality on the part of the landlord.

For the purpose of obtaining a standard for unit reduction the Settlement Officer rightly proposes to employ a higher rate than that which would be used for enhancement. But it will be convenient that this rate should be shown not as the rate for the mahal but as a special rate to be used for the particular purpose of aiming at a standard for the reduction of rates, which though at present too high may be fairly left higher than the rental given by the very moderate rates we use in enhancing.

J. B. FULLER,

The 26th November 1891.

Commr. of Settls. and Agriculture.

STATEMENT A.—Takalghat Group (No. 1) of the Nagpur Tahsil, Nagpur District.

Thakbast and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per-centage on assets.	Assets at present.			Increase in assets since Settlement.		
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Per-centage.	In-crease per cent in culti-vation.
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
—Jasapur ...	Jasapur ...	424 3 0	78 14 7	503 1 7	360 0 0	71	444 7 6	120 8 7	565 0 1	61 14 6	12	—3
		424 3 0	42 0 0	466 3 0	360 0 0	77						
—Ashta ...	Ashta, Mahal I ...	861 11 0	340 13 2	1,202 8 2	720 0 0	60	532 12 0	122 15 11	655 11 11	-17 12 5	-1	-1
	Do. II ...	861 11 0	191 8 0	1,053 3 0	720 0 0	68	151 4 0	74 15 8	226 3 8			
	Do. III ...						268 12 0	39 0 1	302 12 2			
—Warmajra ...	Warmajra, Mahal I ...						87 0 0	2 14 11	89 14 11			
	Do. II ...	267 6 6	56 9 1	323 15 7	240 0 0	74	78 6 6	14 4 1	92 10 7	52 0 6	16	6
	Do. III ...	267 6 6	49 0 0	316 6 0	240 0 0	76	60 8 0	44 7 1	104 15 9			
	Do. IV ...						85 0 0	2 6 10	87 6 10			
—Tamaswari ...	Tamaswari, Mahal I ...						72 0 0	0 3 1	72 3 9			
	Do. II ...	229 4 0	4 14 7	234 2 7	190 0 0	81	71 8 0	6 4 1	77 12 7	37 1 3	16	—6
	Do. III ...	229 4 0	1 0 0	230 4 0	190 0 0	83	76 9 10	0 0 2	76 10 0			
	Do. IV ...						44 8 0	0 1 6	44 9 6			
—Abbaspur ...	Abbaspur ...	70 0 0	248 14 9	318 14 9	200 0 0	63	81 7 8	237 1 3	318 8 6	—0 6 3	...	—17
		70 0 0	177 12 0	247 12 0	200 0 0	89						
—Dahli ...	Dahli ...	378 12 0	106 6 2	485 2 2	430 0 0	89	393 6 0	159 6 6	552 12 6	67 10 4	14	6
		378 12 0	134 4 0	513 0 0	430 0 0	84						
—Kharda ...	Kharda ...	519 4 0	28 6 2	547 10 2	370 0 0	67	651 15 1	77 10 2	729 9 3	181 15 1	133	41
		519 4 0	5 0 0	524 4 0	370 0 0	71						
—Chichkot ...	Chichkot ...	14 0 0	1 6 0	15 6 0	30 0 0	2	25 0 0	26 9 5	51 9 5	36 3 5	240	62
		14 0 0	1 2 0	15 6 0	30 0 0							
—Sonegaon (Khurd) ...	Sonegaon ...	416 8 0	93 9 9	510 1 3	398 0 0	78	424 8 0	82 12 1	507 4 2	—2 13 7	Nil.	9
		416 8 0	20 4 0	436 12 0	400 0 0	91						
—Mohgaon ...	Mohgaon ...	178 8 0	39 4 0	217 12 0	170 0 0	78	161 0 0	60 6 2	221 6 2	3 10 2	2	22
		178 8 0	40 2 0	218 10 0	170 0 0	75						
—Koutah ...	Koutah ...	562 0 0	...	562 0 0	450 0 0	80	689 4 0	20 12 1	710 0 1	148 0 1	26	—5
—Chicholi ...	Chicholi ...	118 4 0	18 12 4	137 0 4	200 0 0	140	211 8 0	60 15 0	272 7 0	135 6 8	99	27
		118 4 0	30 8 0	148 12 0	200 0 0	134						

Note.—The second line of figures in column 5 give the sir valuation as entered in the records of last settlement.

STATEMENT A.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Thakbast and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per cent- age on assets.	Assets at present.			Increase in assets since Settle- ment.		In- crease per cent in culti- vation.
		Cash.	Estimated value of sir, khud- kasht and muafi land.	Total			Cash.	Estimated value of sir, khud- kasht and muafi land.	Total.	Actual.	Per- cent age.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
—Chimnajhari.	Chimnajhari..	173 6 0	14 11 9	188 1 9	200 0 0	106	265 12 0	34 8 2	300 4 2	112 2 6	59	65
		173 6 0	11 0 0	184 6 0	200 0 0	134						
—Tembhri, (near Chichkot).	Tembhri, Mahal I ..	194 0 0	23 7 3	222 7 3	140 0 0	63	120 8 0	14 1 7	134 9 7	43 2 2	19	22
	Do. II ..	194 0 0	20 9 2	214 12 0	140 0 0	65	96 4 0	34 11 10	130 15 10			
—Alagondi ..	Alagondi ...	268 0 0	25 4 8	293 4 8	230 0 0	78	479 12 0	55 14 1	535 10 1	242 5 5	83	—5
		268 0 0	27 0 0	295 0 0	230 0 0	78						
—Rama ...	Rama ...	517 1 0	88 0 4	605 1 4	520 0 0	86	728 9 0	103 4 0	831 13 0	227 11 8	38	6
		517 1 0	79 8 0	596 9 0	520 0 0	87						
—Pohi, (near Rama)	Pohi, Mahal I ..						45 0 0	15 10 5	60 10 5			
	Do. II ...	73 8 0	15 3 10	88 11 10	70 0 0	79	46 12 0	.....	46 12 0	46 0 11	52	38
	Do. III..	73 8 0	26 0 0	99 8 0	70 0 0	70	21 8 0	5 14 4	27 6 4			
—Wargaon (Khurd.)	Wargaon, ... Mahal I ..						37 8 0	9 12 2	47 4 2			
	Do. II ...	22 0 0	8 2 10	30 2 10	40 0 0	133	40 0 0	.....	40 0 0	92 1 4	306	76
	Do. III..	22 0 0	2 0 0	24 0 0	40 0 0	167	35 0 0	.....	35 0 0			
—Rahimapur...	Rahimapur...	.....	.....	.....	30 0 0	...	17 0 0	8 1 11	25 1 11	25 1 11	...	...
—Ridhora ...	Ridhora ...	1,003 8 0	88 1 4	1,091 9 4	860 0 0	79	1,683 10 8	122 5 4	1,206 0 0	114 6 8	10	—21
		1,003 8 0	57 8 0	1,061 0 0	860 0 0	81						
—Kinhalmakri	Kinhalmakri	327 12 0	44 3 9	371 15 9	310 0 0	83	499 12 0	103 6 5	608 2 5	286 2 8	63	—1
		327 12 0	38 8 0	366 4 0	310 0 0	85						
—Kinhalgaon..	Kinhalgaon...	97 8 0	160 5 8	257 13 8	240 0 0	93	93 8 0	207 9 6	301 1 6	42 3 10	17	—12
		97 8 0	116 12 0	214 4 0	240 0 0	112						
—Rahimabad..	Rahimabad ...	187 0 0	139 3 3	326 3 3	180 0 0	55	175 4 0	150 13 4	326 1 4	—0 1 11	...	—10
		187 0 0	85 0 0	272 0 0	180 0 0	66						
—Jaipur ...	Jaipur ...	345 12 0	153 6 7	499 2 7	450 0 0	90	334 0 0	224 11 11	558 11 11	59 9 4	12	—15
		345 12 0	239 0 0	584 12 0	450 0 0	77						
—Mhasala, (near Jai- pur.)	Mhasala ...	231 13 0	73 10 0	305 7 0	175 0 0	57	241 1 6	72 13 11	313 15 8	8 8 5	8	4
		231 13 0	36 0 0	267 13 0	175 0 0	67						
—Khapri (Buzurg).	Khapri	219 12 0	17 5 10	237 1 10	190 0 0	80	203 0 0	25 4 6	318 4 6	81 2 7	34	—11
		219 12 0	19 0 0	238 12 0	190 0 0	79						

Note.—The second line of figures in column 5 give the sir valuation as entered in the records of last settlement.

STATEMENT A.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Thakbast and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per- cent- age on assets.	Assets at present.			Increase in assets since Settlement.		In- crease per cent in cul- tivation.
		Cash.	Estimated value of sir, khud- kasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Per- cent- age.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
—Wathora ...	Wathora ...	270 8 0	65 7 4	335 15 4	260 0 0	77	376 6 11	107 11 7	484 2 6	148 3 2	44	3
		270 8 0	51 12 0	322 4 0	260 0 0	80						
—Sonegaon, ... (Buzung).	Sonegaon, Mahal I...	988 4 0	78 7 9	1,066 11 9	830 0 0	78	582 3 1	48 1 9	630 4 10	151 0 3	14	4
	Do. II ...	988 4 0	21 0 0	1,009 4 0	830 0 0	82	570 4 0	17 3 2	587 7 2			
—Pipardole ...	Pipardole ...	198 8 0	.....	198 8 0	160 0 0	81	280 4 0	39 6 10	319 10 10	121 2 10	61	—11
—Jungeshwar ...	Jungeshwar...	120 4 0	44 13 2	165 1 2	110 0 0	67	198 0 0	29 12 10	227 12 10	62 11 8	38	13
		120 4 0	19 0 0	139 4 0	110 0 0	79						
—Borkheri ...	Borkheri ...	165 0 0	26 6 11	191 6 11	185 0 0	97	236 15 3	128 2 9	365 2 0	173 11 1	91	—13
		165 0 0	50 8 0	215 8 0	185 0 0	86						
—Bamhni ...	Bamhni ...	340 2 0	117 1 3	457 3 3	270 0 0	59	481 8 0	140 1 9	621 9 9	164 6 6	36	13
		340 2 0	114 10 0	454 12 0	270 0 0	59						
—Tarsi ...	Tarsi ...	305 8 0	46 6 9	351 14 9	330 0 0	94	343 0 0	127 12 3	470 12 3	118 13 6	34	—4
		305 8 0	52 0 0	357 8 0	330 0 0	92						
—Dhawapeth ...	Dhawapeth...	113 8 0	.....	113 8 0	110 0 0	97	136 0 0	19 15 5	155 15 5	42 7 5	37	41
—Nawegaon ...	Nawegaon ...	131 8 0	66 5 1	197 13 1	180 0 0	91	162 12 0	111 8 10	274 4 10	76 7 9	39	—17
		131 8 0	94 8 0	226 0 0	180 0 0	80						
—Dudha ...	Dudha ...	303 8 0	140 10 1	444 2 1	310 0 0	70	420 8 0	172 11 11	593 3 11	149 1 10	33	7
		303 8 0	69 2 0	372 10 0	310 0 0	83						
—Mangli ...	Mangli ...	400 7 0	71 1 0	471 8 6	400 0 0	85	524 6 0	163 1 11	687 7 11	215 15 5	46	9
		400 7 0	117 0 0	517 7 0	400 0 0	77						
—Ghogli ...	Ghogli ...	118 0 0	56 7 8	174 7 8	110 0 0	63	266 14 7	33 8 3	300 6 10	125 5 2	72	—8
		118 0 0	35 0 0	153 0 0	110 0 0	77						
—Bhansoli, (near Haladgaon).	Bhansoli ...	515 8 0	51 14 5	567 6 5	420 0 0	74	430 8 0	101 9 7	532 1 7	14 11 2	3	—5
		515 8 0	41 0 0	568 0 8	420 0 0	75						
—Haladgaon...	Haladgaon ...	761 12 0	82 12 8	844 8 8	735 0 0	87	818 8 0	134 4 9	952 12 9	108 4 1	13	—9
		761 12 0	106 3 6	867 15 6	735 0 0	85						
—Waregaon...	Waregaon ...	272 8 0	20 8 1	293 0 1	300 0 0	102	319 8 0	129 8 10	449 0 10	156 0 9	53	...
		272 8 0	26 8 0	299 0 0	300 0 0	100						
—Saongi ...	Saongi ...	580 8 0	20 15 4	601 7 4	480 0 0	80	442 12 0	213 4 0	656 0 0	54 8 5	9	NIL
		580 8 0	9 15 0	590 7 0	480 0 0	81						
—Asola ...	Asola ...	431 12 0	8 10 3	446 6 3	340 0 0	77	502 2 0	117 3 8	719 7 8	279 1 5	63	8
		431 12 0	1 0 0	432 12 0	340 0 0	78						

Note.—The second line of figures in column 5 give the sir valuation as entered in the records of last settlement.

STATEMENT A.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Thakbast and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per- cent- age on assets.	Assets at present.			Increase in assets since Settlement.		In- crease per cent in cul- tivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Per- cent- age.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
—Goreghat ...	Goreghat ...	117 0 0	15 7 10	132 7 10	110 0 0	83	98 12 0	32 1 11	130 13 11	-1 9 11	Nil	19
		117 0 0	13 0 0	130 0 0	110 0 0	85						
—Mhasala, (near Gore- ghat).	Mhasala ...	132 0 0	86 10 1	218 10 1	150 0 0	69	228 4 0	62 10 10	285 14 10	67 4 9	30	-6
		132 0 0	64 4 0	196 4 0	150 0 0	76						
—Khairi (Khurd.)	Khairi ...	208 8 0	81 15 0	290 7 0	230 0 0	79	244 8 0	134 4 3	378 12 3	88 5 3	30	36
		208 8 0	54 8 0	263 0 0	230 0 0	87						
—Kohra ..	Kohra ...	104 8 0	16 9 2	121 1 2	120 0 0	99	257 0 0	20 11 9	277 11 9	156 10 7	130	33
—Junapani ..	Junapani ...	21 0 0	8 12 6	29 12 6	40 0 0	133	129 0 0	4 5 4	133 5 4	103 8 10	343	80
		21 0 0	9 4 0	30 4 0	40 0 0	133						
—Murharpur.	Murharpur...	96 0 0	44 5 1	140 5 1	80 0 0	57	174 0 0	14 4 3	188 4 3	47 15 2	34	32
		96 0 0	15 4 0	111 4 0	80 0 0	72						
—Dongargaon.	Dongargaon.	31 0 0	1 7 2	32 7 2	20 0 0	62	107 13 0	13 10 4	126 7 10	94 0 8	294	164
		31 0 0	0 8 0	31 8 0	20 0 0	64						
—Gopalpur ...	Gopalpur ...	137 12 0	9 13 6	147 9 6	100 0 0	67	197 6 6	8 10 11	206 1 5	58 7 11	39	-1
		137 12 0	1 0 0	138 12 0	100 0 0	72						
—Injholi ...	Injholi ...	196 2 0	...	196 2 0	110 0 0	56	289 0 0	...	289 0 0	92 14 0	47	-4
—Sonoli ...	Sonoli ..	179 12 0	...	179 12 0	110 0 0	61	251 8 0	14 3 1	265 11 1	85 15 1	48	-5
—Khairi (Bu- zurg).	Khairi (Bu- zurg. Mahal I ...	57 4 0	11 10 0	68 14 0	80 0 0	116	33 0 0	58 10 3	91 10 3	174 14 4	285	68
		57 4 0	29 0 0	86 4 0	80 0 0	93						
	Do. II ...	...	...	...	...	...	123 3 10	29 14 3	152 2 1	...	...	...
—Birganesh- pur. *	Birganeshpur	...	...	...	50 0 0	...	65 4 0	36 3 1	101 7 1	101 7 1	...	...
—Rui ...	Rui Mahal I ...	82 6 0	53 2 0	135 8 0	140 0 0	103	33 0 0	42 4 8	75 4 8	77 1 11	57	15
		82 6 0	53 2 0	135 8 0	140 0 0	103						
	Do. II ...	...	...	...	...	...	95 0 0	42 5 3	137 5 3	...	...	...
—Dewapur ...	Dewapur Mahal I ...	193 0 0	48 6 3	241 6 3	140 0 0	58	112 0 0	11 7 11	123 7 11	76 13 4	32	-3
		193 0 0	20 6 0	213 6 0	140 0 0	65						
	Do. II ...	...	...	...	...	...	128 0 0	68 11 8	196 11 8	...	...	...
—Khapa ...	Khapa ...	209 0 0	61 9 3	270 9 3	170 0 0	63	244 0 0	80 9 19	324 9 10	54 0 7	20	17
		209 0 0	33 4 0	242 4 0	170 0 0	70						

Notes.—The second line of figures in column 5 give the sir valuation as entered in the records of last settlement.

STATEMENT A.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Thakabast and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per cent- age on assets.	Assets at present.			Increase in assets since settlement.		In- crease per cent in culti- vation.
		Cash.	Estimated value of sir, khud- kashit and musafi land.	Total.			Cash.	Estimated value of sir, khud- kashit and musafi land.	Total.	Actual.	Per- cent- age.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
—Takalghat ...	Takalghat ...						199 7 0	110 10 8	310 1 8			
	Mahal I ...						232 6 10	...	232 6 10			
	Do. II ...	1,542 8 0	169 2 4	1,711 10 4	1,100 0 0	64				—8 14 9	Nil.	—3
	Do. III ...	1,542 8 0	131 0 0	1,673 8 0	1,100 0 0	60	895 6 6	101 1 10	996 8 4			
	Do. IV ...						155 0 0	8 10 9	163 10 9			
—Marjhari ...	Marjhari ...						161 0 0	30 13 8	191 13 8			
	Mahal I ...	327 0 0	12 15 :	339 15 :	3 220 0 0	65				59 6 11	17	3
	Do. II ...	327 0 0	5 0 0	332 0 0	3 220 0 0	66	195 0 0	12 8 0	207 8 0			
—Khapri (Mor- eshwar).	Khapri ...	643 12 0	137 2 3	780 14 :	3 550 0 0	70	752 10 0	185 2 7	937 12 7	156 14 4	29	—4
		643 12 0	94 4 0	738 0 0	3 550 0 0	73						
—Bothli ...	Bothli ...	208 0 0	79 13 7	287 13 7	2 210 0 0	73	339 0 0	92 10 3	431 10 3	143 12 8	50	7
		208 0 0	49 8 0	257 8 0	2 210 0 0	8						
—Deoli ...	Deoli ...	278 0 0	301 8 3	579 8 3	3 215 0 0	42	100 0 0	240 9 7	340 9 7	—238 14 7	—41	—12
		278 0 0	187 1 0	465 1 0	3 245 0 0	52						
—Pipri ...	Pipri ...	300 0 0	145 5 5	445 5 5	3 310 0 0	70	201 0 0	212 4 7	413 4 7	—32 0 10	—7	—21
		300 0 0	103 12 0	403 12 0	3 310 0 0	66						
—Masalkund...	Masalkund...	66 0 0	26 2 11	92 2 11	3 90 0 0	98	30 0 0	94 15 0	124 15 0	82 12 7	36	—32
		66 0 0	50 7 0	116 7 0	3 90 0 0	77						
—Borgaon ...	Borgaon ...						107 0 0	13 4 9	120 4 9			
	Mahal I ...	105 0 0	11 2 10	116 2 10	3 120 0 0	104				116 10 4	100	—3
	Do. II ...	105 0 0	20 0 0	125 0 0	3 120 0 0	96	105 0 0	7 8 5	112 8 5			
—Khapri (Mar- kaude.)	Khapri ...	209 0 0	68 4 10	277 4 10	3 250 0 0	90	254 15 0	110 14 0	365 13 0	88 8 2	82	—13
		209 0 0	101 10 6	310 10 6	3 250 0 0	80						
—Sheonala ...	Sheonala ...	93 0 0	18 10 8	111 10 8	3 70 0 0	62	85 0 0	63 15 3	148 15 3	37 4 7	33	6
		93 0 0	20 8 0	113 8 0	3 70 0 0	61						
—Kinhi (Khurd).	Kinhi (Khurd).	166 0 0	149 7 4	315 7 4	3 200 0 0	63	63 0 0	377 15 1	440 15 1	125 7 9	40	—14
		166 0 0	159 14 0	325 14 0	3 200 0 0	61						
—Bhansoli (near Mau- dhwa.	Bansoli ...	179 4 0	45 6 9	224 10 9	3 150 0 0	67	175 0 0	113 1 4	288 1 4	63 6 7	28	27
		179 4 0	30 12 6	210 0 0	3 150 0 0	71						
—Amgaon ..	Amgaon ...	120 0 0	7 13 9	127 13 9	3 110 0 0	86	171 0 0	...	171 0 0	43 2 0	33	...
		120 0 0	12 3 6	132 3 6	3 110 0 0	83						

Note.—The second line of figures in column 5, give the sir valuation as entered in the records of last Settlement.

STATEMENT A.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Thekbat and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at present.			Increase in assets since Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.			Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
—Gangapur ...	Gangapur ...	59 8 0	...	59 8 0	40 0 0	67	102 4 0	4 11 1	106 15 1	47 7 1	80	64
—Mandhwa ..	Mandhwa ...	201 4 0	24 2 4	225 6 4	200 0 0	88	159 0 0	48 8 4	207 8 4	172 0 7	76	—2
	Mahal I ...	201 4 0	55 4 0	256 8 0	200 0 0	78	159 0 0	30 14 7	189 14 7			
	Do. II ...											
—Wateghat ..	Wateghat ...	72 0 0	33 13 6	105 13 0	70 0 0	66	92 0 0	23 2 1	125 2 1	19 4 7	18	Nil.
		72 0 0	6 0 0	78 0 0	70 0 0	90						
—Umri ...	Umri ...	164 0 0	...	164 0 0	110 0 0	67	440 0 0	...	440 0 0	276 0 0	168	77
		164 0 0	...	164 0 0	110 0 0	67						
—Sukli ...	Sukli ...	61 8 0	24 13 1	89 5 1	90 0 0	101	...	142 3 10	142 3 10	81 2 3	91	41
	Mahal I ...	61 8 0	15 6 0	79 14 0	90 0 0	112	...	28 3 0	28 3 0			
	Do. II ...											
—Kinhi (Buzurg).	Kinhi ...	290 8 0	41 1 11	331 9 11	220 0 0	66	349 0 0	52 10 10	401 10 10	70 0 11	21	—4
		290 8 0	73 0 0	363 8 0	220 0 0	60						
—Tembhri (near Kinhi Buzurg).	Tembhri ...	103 0 0	76 14 9	179 14 9	150 0 0	83	137 0 0	123 6 5	260 6 5	80 7 8	44	10
		103 0 0	52 0 0	155 0 0	150 0 0	97						
—Kirmati ...	Kirmati ...	234 0 0	50 12 0	284 12 0	140 0 0	49	430 0 0	15 0 3	445 0 3	160 4 3	56	123
		234 0 0	1 0 0	235 0 0	140 0 0	60						
—Pohi (near Kirmati).	Pohi ...	235 0 0	9 6 4	244 6 4			235 0 0	9 6 4	244 6 4	112 8 10	27	—5
	Mahal I ...	323 4 0	61 6 10	414 10 10	400 0 0	96	100 8 0	26 6 8	126 14 8			
	Do. II ...	323 4 0	113 0 0	436 4 0	400 0 0	92	...		155 14 8			
	Do. III ...											
—Salai ...	Salai ...	361 8 0	38 11 11	400 3 11	300 0 0	75	187 10 6	30 6 1	218 0 7	89 10 2	22	7
	Mahal I ...	361 8 0	22 7 0	383 15 0	300 0 0	78	263 12 6	8 1 0	271 13 6			
	Do. II ...											
—Dabha ...	Dabha ...	307 0 0	39 14 5	346 14 5	300 0 0	86	160 10 0	25 15 7	189 9 7	57 10 10	16	12
	Mahal I ...	307 0 0	48 9 0	355 9 0	300 0 0	81	187 4 0	30 11 8	217 15 8			
—Madnapur ...	Madnapur ...	241 6 0	25 9 7	266 15 7	210 0 0	79	146 8 0	32 10 3	179 2 3	141 8 9	53	—4
	Mahal I ...	241 6 0	16 3 0	257 9 0	210 0 0	82	209 0 0	20 6 1	229 6 1			
	Do. II ...											

Note.—The second line of figures in column 5, give the sir valuation as entered in the records of last settlement.

STATEMENT A.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Concl'd.)

Thakbhat and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per-centage on assets.	Assets at present.			Increase in assets since Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.			Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.	Actual.	Per-centage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
—Khapri Peth.	Khapri Peth.	157 8 0	73 11 5	171 3 5	90 0 0	52	177 0 0	14 8 4	191 8 4	20 4 11	12	-9
		157 8 0	0 8 0	158 0 0	90 0 0	57						
—Daoli Peth.	Daoli Peth...	90 0 0	28 12 4	118 12 4	110 0 0	92	81 0 0	77 11 9	158 11 9	39 15 5	33	-13
		90 0 0	32 0 0	122 0 0	110 0 0	90						
—Datala ...	Datala ...	307 0 0	70 8 6	377 8 6	250 0 0	66	356 0 0	80 1 10	436 1 10	58 9 4	16	-12
		307 0 0	42 14 0	349 14 0	250 0 0	71						
—Menkhat ...	Menkhat Mahal I ...	228 0 0	7 13 9	235 13 9	200 0 0	1	123 0 0	1 7 9	124 7 9	39 10 7	17	Nil
	Do. II ...	228 0 0	0 2 0	228 2 0	200 0 0	1	143 8 0	7 8 7	151 0 7			
—Wargaon ...	Wargaon ...	952 0 0	17 12 9	969 12 9	720 0 0	74	964 8 0	116 5 11	1,080 13 11	111 1 2	12	-12
—Kanholi ...	Kanholi ...	387 10 0	7 0 6	394 10 6	290 0 0	73	323 14 0	89 15 2	413 13 2	19 2 8	5	-3
		387 10 0	10 0 0	397 10 0	290 0 0	73						
—Dhanoli ...	Dhanoli Mahal I ...	1,093 5 0	172 10 7	1,265 15 7	740 0 0	58	844 9 8	136 2 10	980 12 6	-33 3 1	-3	4
	Do. II ...	1,093 5 0	101 0 0	1,194 5 0	740 0 0	62	252 0 0	...	252 0 0			
—Gondhi ...	Gondhi Mahal I ...	180 4 0	...	180 4 0	190 0 0	105	101 0 0	...	101 0 0	20 12 0	11	-12
	Do. II ...	...	...	...	...	...	100 0 0	...	100 0 0			
—Largaon ...	Largaon ...	667 0 0	15 2 11	682 2 11	600 0 0	88	721 8 0	21 13 2	743 5 2	61 2 8	9	-16
Grand Total ...		26,205 2 6	5,165 11 0	31,370 13 6	23,618 0 0	75	31,231 3 8	7,847 10 5	39,078 14 1	7,708 0 7	24	3.7
		26,205 2 6	4,168 8 0	30,373 10 6	23,453 5 3	77						

Note.—The second line of figures in column 5, give the sir valuation as entered in the records of last settlement.

STATEMENT B.—Showing the scale of factors adopted for the Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District.

Large figures are the factors employed for the group while those in small figures for the Tahsil.

Soil.	Wheat land.								Garden.				Minor crops.	
	Ordinary.	Lawn.	Khart.	Bandhiya.	Bandhan.	Pethar.	Wahuri.	Ban.		Irrigated.	Barani.		Ordinary.	Khart.
								—30 p. c.	—40 p. c.		Ordinary.	Khart.		
...	36	40	64	40	48	29	18	29	22	72	36	64	...	...
Kali, 2nd	36	40	64	40	48	29	18	29	22	72	36	64	...	...
forand, 1st	32	38	56	36	42	26	16	23	20	64	32	55	...	...
	25	33	49	31	37	23	15	23	18	56	28	49	...	...
Morand, 2nd	24	28	42	27	32	19	16	19	14	48	24	42	14	28
	22	26	38	25	29	17	15	17	13	44	22	38	13	26
Khardi gohari	16	19	27	18	21	...	...	13	10	32	16	26	...	...
	18	21	30	20	24	As mutafarakat.	15	11	11	36	18	30	...	...
Khardi mutafarakat	...	...	...	...	...	...	...	...	...	...	8	16	8	16
	...	...	...	...	...	...	...	...	...	32	10	20	10	20
Bardi	...	...	...	...	...	...	...	...	...	10	(5)	(10)	5	10
Retar	...	...	...	...	...	...	...	...	...	10	8	(16)	5	10
Kachar	36	...	...	...	...	...	...	...	(29)	(22)	...	45	...	...

Note—The figures enclosed in brackets are seldom or never used.

Note—The figures enclosed in brackets are seldom or never used.

Note.—The factors applied in the A class villages are the same as those sanctioned for the Tahsil, except that the factors for Khardi mutafarakat have been raised by 25 per cent from 8 to 16.

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District.

Serial No. of mahal.	Name of village.	At last Settlement.				At present.				Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.							
								3	4						5	6	7	8	9	10	11	12	13
1	Jasapur	107-75	123 0 0	1 2 3	107-54	123 0 0	1 2 3	Nil.	57					
134		191-56	181 10 0	0 15 2	287-98	224 7 0	1 0 4	8	58					
		147-75	116 9 0	0 12 11	26-67	27 0 0	1 0 2	25	75					
		447-00	424 3 0	0 15 2	422-19	447 7 6	1 0 10	11	58					
		359-32	301 3 0	0 14 2	314-65	329 7 6	1 0 4	16	59					
2		272-45	364 10 6	1 5 5	134-67	193 7 0	1 7 6	...	90					
135		239-25	292 15 0	1 3 6	395-71	224 0 0	0 14 10	...	52					
		235-35	204 1 6	0 13 10	3-74	25 0 0	6 10 11	...	3 33					
		747-05	861 11 0	1 2 5	444-12	507 7 0	1 2 3	...	66					
		474-60	497 0 6	1 0 9	309-45	309 0 0	1 0 0	...	56					
<p>This villages is situated at the south-west corner of the group on the Wardha border, west of Ashla. It is an exceedingly good village though small, there are no arrears of rent and the tenants are a substantial lot. Malguzars are Brahmins. The soil is of very good quality here and the land flat. A rala cuts the north-west corner where it is a little uneven. Morand lat largely prevails here being 80 per cent, it is all wheat land a few acres only being morand 2nd and a few kali 2nd. Rents are low for the class of land. The village is traversed by the Nagpur-Hingnaghat road. I propose .75 which will give an enhancement of about 30 per cent, sir land should pay at a fair rate. I propose .90 for sir, it is here 30 per cent.</p> <p>A large village of over 800 inhabitants owned by well-to-do Deshmukhs and perfectly partitioned into three mahals. The soil here is excellent; and the village is the best in the group as regards the standard of comfort. It lies on the Wunna river its eastern boundary, the area nearest the river is uneven, the rest is very fine and flat. There has been no increase of assets since Settlement, and the rent-rate is kept low by land being let by one Deshmukh to another for low sums. Mutual letting of this land is intended to lower the assessable assets, while the actual a-sets of the proprietors remain the same. All but a few acres are wheat land, and I should rate this village very high, were it not for the low incidences at present existing. Mahal I.—The occupancy rents are so low because rich men have land at low rates, the poorer tenants paying higher. 50 per cent of the land is under wheat, and three-fourths is morand lat. 0.90 is the lowest rate that I can recommend. The ordinary rent shows what people will pay for morand lat. I recommend 1.25 for sir. Sir and khudkasht are 15 per cent.</p>														

This village is situated at the south-west corner of the group on the Wardha border, west of Ashla. It is an exceedingly good village though small, there are no arrears of rent and the tenants are a substantial lot. Malignars are Brahmins. The soil is of very good quality here and the land flat. A kala cuts the north-west corner where it is a little uneven. Morand is largely prevalent here being 80 per cent, it is all wheat land a few acres only being morand and a few kail 2nd. Rents are low for the class of land. The village is traversed by the Nagpur-Hingalghat road. I propose 75 which will give an enhancement of about 30 per cent, sir land should pay at a fair rate. I propose 90 for sir, it is here 50 per cent.

A large village of over 800 inhabitants owned by well-to-do Deshmukhs and perfectly partitioned into three mahals. The soil here is excellent; and the village is the best in the group as regards the standard of comfort. It lies on the Wuma river its eastern boundary, the area nearest the river is uneven, the rest is very fine and flat. There has been no increase of assets since Settlement, and the rent-rate is kept low by land being let by one Deshmukh to another for low sums. Mutual letting of this kind is intended to lower the assessable assets, while the actual assets of the proprietors remain the same. All but a few acres are wheat land, and I should rate this village very high, were it not for the low incidences at present existing. Mahal I.—The occupancy rents are so low because rich men have land at low rates, the poorer tenants paying higher. 50 per cent of the land is under wheat, and three-fourths is morand 1st. 0 90 is the lowest rate that I can recommend. The ordinary rent shows what people will pay for morand 1st. I recommend 1 25 for sir, Sir and khudkasat are 15 per cent.

Ryoti 0 50
Sir 1 25
(Sanctd. 0 90)

A.

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
2	Ashta, Mahal II ...	...	...	...	38-63	47 4 0	1 3 6	...	74	A.	Ryoti 0-90 (Sanctd. 0-85) Sir 0-90 (Sanctd. 0-90)	This mahal is entirely morand 1st: 57 per cent being actually under wheat. The land is all but 11 acres quite flat. Here too, I must utterly disregard the occupancy rates, the humble cultivator pays fair rents, while Deshmukhs of another mahal pay nominal sums. They should be made to pay fair rents. I propose 0-90 based on the payments made by absolute occupancy tenants in the other mahal as well as their incidence in this. For sir land 0-90 will also do. Sir and kaudkasht is here 33 per cent.
135	Ordinary All-round Occupancy cum-ordinary	...	...	...	8-68	10 0 0	1 2 5	...	52	A.		
		...	...	...	145-43	151 4 0	1 0 7	...	56			
		...	...	...	106-80	104 0 0	0 15 7	...	51			
		...	...	...	71-23	79 2 0	1 1 9	...	57			
		...	...	...	153-09	184 10 0	1 3 3	...	65			
		...	...	...	...	...	...	...	...	A.	Ryoti 0-90 (Sanctd. 0-85) Sir 0-90 (Sanctd. 0-90)	In this mahal also 85 per cent of the land is hali 2nd or morand 1st and all flat. Wheat covers over 50 per cent of the area. Absolute occupancy land is held by Brahmans on pepper corn rents; hence the low incidence. There are some low payments among the occupancy tenants. The richest man who holds land pays a mere song for five land. I propose 0-90 here also. Sir land is 12 per cent.
		...	...	...	224-32	263 12 0	1 2 9	...	62			
		...	...	...	153-09	184 10 0	1 3 4	...	65			
				
		...	...	...	28-88	25 0 0	0 13 10	...	47			
		...	...	...	72-25	52 0 0	0 11 7	...	38			
		...	...	...	9-49	10 0 0	1 0 10	...	53	A.	Ryoti 0-85 (Sanctd. 0-75) Sir 0-85 (Sanctd. 0-85)	A rith village just to the north of Ashta: it forms a long strip of land, the total area is only 500 acres and it has been partitioned into four mahals. The shares are owned by the Ashta Deshmukhs, and one mahal entirely by Dhundiraj Atmaram Talade a wealthy Brahmin, whose father owns many villages. He is the chief money-lender of these parts. The village land is flat and nearly all morand 1st, a few acres of bardi are on the extreme north, where the ground rises to a higher level. Mahal I.—There are six sharers here. Occupancy tenants include 3 Lodhis who hold 29 acres of excellent land for Rs. 3. The estate is nearly 169 acres of morand 1st land—of which 60 per cent was under wheat. Rents are ridiculously low and were so at Settlement. The areas are too small for any regard to be paid to the incidences.
		...	...	...	110-62	87 0 0	0 12 7	...	42			
		...	...	...	81-74	62 0 0	0 12 2	...	40			
3	Warnajra Mahal I ...	95-87	102 6 6	1 1 1	...	...	...	...	...
119	Ordinary All-round Occupancy cum-ordinary	90-58	59 0 0	0 10 5	...	...	...	...	...
		196-27	106 0 0	0 8 8	...	...	...	...	...
		382-72	267 6 6	0 11 2	...	...	...	...	...
		286-85	165 0 0	0 9 2	...	...	...	...	...

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
Mahal III	Absolute occupancy ... Occupancy ... Ordinary	91.56	53 0 0	0 9 353	A. (Sanctd. 0.75)	0.80 (Sanctd. 0.75)	Mahal III.—The occupancy includes a Joshi who pays 8 annas for 20 acres. The ordinary is old fallow just leased, hence these different incidences. Wheat land all morand 2nd, is 73 per cent of the area, but only a third is covered by wheat. I propose 0.80.
		...	...	...	88.15	18 4 0	0 3 4	...	.48
		...	...	...	23.04	3 0 0	0 2 2	...	.420
	All-round ... Occupancy cum-ordinary ...	...	...	...	202.75	74 4 0	0 5 10	...	.54
		...	...	...	111.19	21 4 0	0 3 1	...	.54
Mahal IV	Absolute occupancy ... Occupancy ... Ordinary	43.24	41 8 0	0 15 4	...	1.35	A. (Sanctd. 0.75)	0.80 (Sanctd. 0.75)	Mahal IV.—This mahal is owned by the money-lending Brahmin referred to above in Wamajra. It consists of 92 acres, three-fifths of the cultivated area can bear wheat, but only a few acres were sown this year, 25 per cent of the wheat land. The absolute occupancy incidence is high on account of a good deal of land being old fallow. A Deshmukh has 14 acres in occupancy right in this mahal for Rs. 1: <i>Arace the low incidence.</i> I propose 1.80. For the rest the tenants of all mahals are from Ashita close by, and there is no reason why the land should not pay a fair rent for its class, and owing to the smallness of the areas and the favoured rents at which some persons hold the incidences cannot be of much use as a basis for the rate. In proposing the rates for each mahal I have gone on the rent-paying capacity of the village as compared with other villages.
		...	...	...	25.78	3 0 0	0 1 10	...	.14
				
	All-round ... Occupancy cum-ordinary ...	...	...	...	69.02	44 8 0	0 10 4	...	.86
		...	...	...	25.78	3 0 0	0 1 10	...	.14

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit, village.	Grade	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
13	Chinnajhari ... { Absolute occupancy ... { Occupancy ... { Ordinary ... { All-round ... { Occupancy cum-ordinary ... {	238 15 ... 228 40 431 55 228 40	87 6 0 ... 86 0 0 173 6 0 86 0 0	Rs. a. p. Rs. a. p. Rs. a. p. Rs. a. p. Rs. a. p.	213 57 267 67 365 55 843 79 633 32	80 6 0 85 8 0 94 14 0 260 12 0 180 6 0	Rs. a. p. Rs. a. p. Rs. a. p. Rs. a. p. Rs. a. p.	3 ... -31 -17 -25	.46 .44 .60 .49 .50	B. B. B. B. B.	Ryoti 0.65 Sir 0.75 Ryoti 0.65 Sanctd. 0.60 Sir 0.90 Sanctd. 0.90	A large village on the Hinganghat-Nagpur road east of Chicholi, but containing poor soil: it is uneven and stony with badi ridges, resembling the worst portions of Tembhi, Kharda and Chichkot. A few fields on the Bamni border, and a few lying along side of Chicholi are fairly good, but there is scrub scattered about, and one-half the cultivated area is incapable of growing wheat, most of the land which could bear wheat is under cotton. The malguzars are Diers here also, and the tenants an average lot. At the time of my inspection one of them was celebrating a wedding at an expenditure of Rs. 150, equivalent to many years rent. The village is remarkable for the large area of waste in the tenants holdings, even though cultivation is nearly 70 per cent larger than at last Settlement. The rent-rate has fallen and a considerable enhancement can be made. The tenants waste their money here on litigation. I propose 0.65. There are 106 acres of sir, for which I propose 0.75.
14	84 Tembhi, Mahal I ... { Absolute occupancy ... { Occupancy ... { Ordinary ... { All-round ... { Occupancy cum-ordinary ... {	278 55 ... 88 10 307 25 88 40	91 0 0 ... 27 8 0 121 8 0 27 8 0	Rs. a. p. Rs. a. p. Rs. a. p. Rs. a. p. Rs. a. p.	174 59 41 71 24 72 241 02 63 43	52 0 0 16 12 0 17 0 0 85 12 0 33 12 0	Rs. a. p. Rs. a. p. Rs. a. p. Rs. a. p. Rs. a. p.	... ... ... ... ...	.40 .35 .32 .41 .56	B. B. B. B. B.	Ryoti 0.65 Sanctd. 0.60 Sir 0.90 Sanctd. 0.90	A rather jungle village: the soil on the extreme west is poor on the Chinnajhari border: a large nala runs through the village and another on the Kana border. To the south the land is fat and good, and on the Alagondi border. The village contains 100 acres of wheat and 165 of cotton, and is a fairly substantial one. The tenants are chiefly Kunbis. It has been perfectly partitioned into two mahals, one held by Kunbis, the other by a Brahmin who is a minor. Cultivation has increased 20 per cent. Mahal I is owned by the Brahmin. About 25 per cent of its cultivated area cannot grow wheat. Soil chiefly 2nd class

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District.—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate proposed, and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	3	3	4	5	6	7	8	9	10	11	12	
17	Pohi, Mahal I ... { Absolute occupancy ... Occupancy ... Ordinary ... All-round Occupancy cum-ordinary	B.	Ryoti 0.65 Sir 0.70	This village lies on a broad stretch of rocky land, which stretches from the south-east of Rana right to the north bank of the Wunna river: the area is large but the soil consists chiefly of khadi and bhadi. Cultivation is of course of a rough order, a few fields only being 2nd morand in lower ground and hollows. A few huts make up the village site, and cultivators come from Bela just across the Wunna, by doing so they got plenty of grazing ground for their cattle. The village is owned one-half by Kunhis (mahal I), one-fourth by Mukund Bal Krishna Buti and one-fourth by Atmaram Talata. Cultivation and assets have largely increased. Mahal I.—Of the cultivated area 61 per cent will not grow wheat, and there are only 20 acres of wheat. 0.65 will suffice for this mahal. For sir which is 23 per cent, I propose 0.70.
87		66.75	9 0 0	0 2 2	69.70	22 0 0	0 5 1	...	...	...	...
		391.85	64 8 0	0 2 8	102.82	18 0 0	0 2 10	...	...	...	...
		458.60	73 8 0	0 2 7	172.02	40 0 0	0 3 9	...	...	...	...
	Mahal II ... { Absolute occupancy ... Occupancy ... Ordinary ... All-round Occupancy cum-ordinary	B.	0.65	In this mahal there is only 30 per cent which can bear wheat but none is grown, as the wheat land is poorish and better suited to cotton. Here also I would propose 0.65. No sir land here.
		...	...	...	62.34	20 0 0	0 5 2	...	...	...	...
		...	...	...	174.68	26 12 0	0 2 5	...	...	...	...
		...	...	...	237.02	46 12 0	0 3 2	...	...	...	...
	Mahal III ... { Absolute occupancy ... Occupancy ... Ordinary ... All-round Occupancy cum-ordinary	B.	0.65	In this mahal 54 per cent could bear wheat, and a few acres are grown (20 per cent of the wheat land). The tenant area here is too small for stress to be laid on the incidences, and I would keep to the rate proposed for the other mahal, i. e., 0.65. The same will do for sir, which is 21 per cent of the occupied area.
		...	...	...	64.33	9 0 0	0 2 3	...	...	...	...
		...	...	...	55.91	12 8 0	0 3 7	...	...	...	...
		...	...	...	120.24	21 8 0	0 2 10	...	...	...	...

This village is owned and partitioned in the same way as Pohn, but it is a *rifk* village. It also lies just on the Wunna river being on exactly the same high ground as Pohn. It is surrounded by patches of Government forest and the full allowance has been made for damage by wild pig in the *ran* factor. Here again tenants have chiefly taken land for grazing purposes: hence the cultivated area bears a low proportion to the occupied area, cultivated area about doubled Mahal I, owned by the Knubi. 75 per cent of the area cultivated could not possibly grow wheat, and indeed no wheat was grown: cotton, linseed and til occupy the ground. Only 7 tenants in this mahal. The soil is perhaps a trifle better of its kind than in Pohn. Rates are much higher than at last Settlement. I would not go above 0.70. Sir area sma.11.

Mahal II.—In this mahal the greater part of the wheat land falls 70 per cent being capable of bearing wheat, of which one quarter is under wheat. The soil is somewhat better here. I propose 0.75. Sir is *asiz*.

Only 6 tenants here, and 53 acres cropped: one-third will grow wheat. All khardi here except 60 acres. The high incidences are due to the large amount of waste. Tenants pay high enough. I propose 0.75. No sir land.

North of Wargaoon on the river: no land was cultivated here till last year, when the malguzar gave out land. It is just being broken up, and out of 69 acres now let out only 32 have yet been cultivated. The village is *rifk* and is on the same high ground as Wargaoon and Pohn and is hemmed in between Government forest and jungle. Rents cannot be touched here: the incidence will fall as more land is broken up. For the khund-khast land recently broken up by the malguzar, I propose 0.70, the soil being a slight improvement on Pohn and Wargaoon. The village is owned by Brahmins.

A fine village north of Bahinapur, the Wunna forms its eastern boundary, and the village is only 6 miles from Bori. We here leave the high story land and come into a belt of fertile soil on the river bank. The village contains over 400 acres of morand 1st and 525 acres of morand 2nd. The southern portion verges on jungle and some damage is done, but the northern is open and the soil fertile. The surface is remarkably flat. Some tenants here are specially well-to-do, others badly in debt. Occupied area has increased, but cultivated area would seem to have declined. The proprietors are the Bhonala estate, but a

Wargaoon Khurd, Mahal I.	Absolute occu., Occupancy Ordinary	2510	2	0	0	0	1	3	12.49	10	0	0	0	0	12	10	1.00	0.70
		114.55	20	0	0	0	0	2	9	30	0	0	0	0	5	3	.53	
		139.65	22	0	0	0	0	2	6	40	0	0	0	0	6	2	.73	
		139.65	22	0	0	0	0	2	6	40	0	0	0	0	6	2	.73	
Mahal II	Absolute occupancy Occupancy Ordinary	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	0.75
		...	...	...	...	...	...	...	78.84	20	0	0	0	0	4	1	1.04	
		...	...	...	...	...	...	...	80.67	17	8	0	0	0	3	6	.70	
		...	...	...	...	...	...	...	159.51	37	8	0	0	0	3	9	.77	
Mahal III	Absolute occupancy Occupancy Ordinary	...	...	...	...	...	...	...	159.51	37	8	0	0	0	3	9	.77	
		
		...	...	...	...	...	...	...	8.60	8	0	0	0	0	14	11	1.49	
		...	...	...	...	...	...	...	73.39	27	0	0	0	0	5	11	.91	
Bahinapur	Absolute occupancy Occupancy Ordinary	...	...	...	...	...	...	...	81.99	35	0	0	0	0	6	10	.99	0.75
		...	...	...	...	...	...	...	81.99	35	0	0	0	0	6	10	.99	
		
		...	...	...	...	...	...	...	55.00	17	0	0	0	0	4	11	1.71	
Bidhora	Absolute occupancy Occupancy Ordinary	968.75	710	4	0	0	0	11	9	913.43	741	8	0	0	12	11	.78	0.85
		232.85	132	4	0	0	0	9	0	383.46	257	2	8	0	10	10	.67	
		225.93	143	0	0	0	0	10	1	104.87	67	0	0	0	10	3	.64	
		1,427.53	935	8	0	0	0	11	0	1,401.76	1,065	10	8	0	10	2	.74	
Occupancy cum-ordinary	Occupancy cum-ordinary	458.77	275	4	0	0	0	9	7	438.33	394	2	8	0	10	7	.66	

5 miles off. I have classified nearly all the soil as morand 2nd, but as such it is very good of its class and might almost be ranked as 1st class. I recommend 0.90 which can very easily be borne.

Proprietors as in Kinhalgaon, also cultivators. It is a *ritia* village south of Kinhalgaon and north-west of Kidhora. On the west is Kinhalgaon. On the Kidhora side the soil is fair, but elsewhere it is somewhat uneven and the morand 1st is a shade below the average. Of the occupied area 41 per cent is cultivated by the proprietors, and tenants are as in Kinhalgaon. The occupied area has increased since last Settlement. There has been no enhancement and no increase in assets. Sharers were too busy with their land to care for the fractions of enhanced rent which each might get. Making a small allowance for the proximity of the scrub jungle, I should propose 0.80 as a fair unit-rate. Wheat occupied about 37 per cent of the wheat land.

This village is also on the Wunna river north of Kinhalgaon, and contains some good land. Of the cultivated area nearly 90 per cent could grow wheat, but cotton is grown on the wheat land and also some jauri, and only 15 per cent of the wheat area is under wheat. At the edge of the river and again towards the south-west the land is of poorer quality. The malguzars belong to different castes, Kunbis, Malvattas, and up-country Brahmans, and they do not get on well together: the cultivators are not a very good lot, but looking to the small increase of rents as compared with the rise in prices, the proximity of Bori station, as well as to the extreme moderation with which soils in this village have been classified, I propose 0.95, 37 per cent is in the cultivation of the proprietors for which the same rate will be suitable.

This is a good little village on the Wunna close to Bori, nearly all the land can grow wheat. All the tenants are well-to-do except one, who although his fields are mortgaged with possession to Bute was spending Rs. 300 on a wedding at the time of my visit: 20 acres of land held without rent by an encroaching tenant. Tenants live in Bori, and the village is inhabited by agricultural servants. One-third of the soil is 1st class morand, and nearly all the rest 2nd class. Proprietor a well-to-do Brahmin, cultivates 23 per cent. Rent-rate has fallen, assets being stationary. The tenants pay less than fair rents, and I propose 0.95.

A very fair B class village: the southern and central blocks contain some very fair morand 2nd, and a little morand 1st. To the north the land is somewhat uneven. Over 90 per cent of the land will bear wheat, but a large portion of this is under cotton; the tenants are chiefly Kunbis, some come from Bori 3 miles off. Malguzar a Brahmin the same malguzar as in Kinhalgaon. Rents were low, and the tenants have not suffered from the enhancements effected. Their

Rahimabad	{ Absolute occupancy Occupancy Ordinary	182-95	114 8 0	0 10 0	169-49	108 8 0	0 10 5	4	61	B.	0.80
		91-70	49 8 0	0 8 8	110-37	54 8 0	0 7 11	-9	65		
		17-30	10 0 0	0 9 3	...	...	...	...	...
		413-10	304 12 0	0 11 9	357-35	293 0 0	0 13 1	11	85		
Jaipur	{ Absolute occupancy Occupancy Ordinary	227-18	173 4 0	0 12 2	247-48	198 8 0	0 12 10	5	83	B.	0.95
		185-92	131 8 0	0 11 4	109-87	94 8 0	0 13 9	21	88		
		...	...	...	181-83	151 8 0	0 13 4	...	90
		227-18	173 4 0	0 12 2	65-65	47 0 0	0 11 5	-6	67		
Mhasala (near Jaipur)	{ Absolute occupancy Occupancy Ordinary	413-10	304 12 0	0 11 9	357-35	293 0 0	0 13 1	11	85	B.	0.95
		227-18	173 4 0	0 12 2	247-48	198 8 0	0 12 10	5	83		
		221-10	219 13 0	0 15 11	236-29	219 13 6	0 14 11	-6	77		
		...	...	...	3-80	...	...	...	...
Khapri Buzurg	{ Absolute occupancy Occupancy Ordinary	18-20	12 0 0	0 10 7	33-36	21 4 0	0 10 2	-4	75	B.	0.95
		239-30	231 13 0	0 15 6	273-45	241 1 6	0 14 2	-9	77		
		18-20	12 0 0	0 10 7	37-16	21 4 0	0 9 2	-13	75		
		142-30	57 4 0	0 5 5	92-20	36 4 0	0 6 3	-8	34		
Khapri Buzurg	{ Absolute occupancy Occupancy Ordinary	14-70	1 0 0	0 1 1	225-57	115 0 0	0 8 2	654	45	B.	0.60 (Sanctd. 0.50) 0.80 (Sanctd. 0.70)
		392-50	128 4 0	0 5 2	240-69	105 0 0	1 7 0	35	48		
		549-50	186 8 0	0 5 5	558-40	255 4 0	0 7 4	35	44		
		407-20	129 4 0	0 5 1	466-26	220 0 0	0 7 6	47	47		

STATEMENT C.--Takulghat Group (No. 1) of the Nagpur Tahsil, Nagpur District--(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per acre.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Rs. a p.	Area.	Rent.	Rs. a p.					
1	2	3	4	5	6	7	8	9	10	11	12	13
27	Wathora	282.43	161 12 0	0 9 2	172.92	95 8 0	0 8 10	—4	44			<p>payments are still far below the average. I propose 0.60 and should go higher, but for the lowness of present payments 0.80 will be fair for the 40 odd acres of sir land.</p> <p>The village lands form a long strip: in the east and west there are hardi ridge, stretching east to west and the land to each side of them is rather poor, but they do not meet in the middle and it is here that the best land is met with. The track from Bela to Bori passes through and also the G. I. P. Railway. To the west of the railway some damage is done by wild pig. The village is just to the west of Kapri. Morand 1st 237 acres, morand 2nd 352 acres and Khardi 25 acres, make up the cultivated area. Wheat slightly in excess of cotton and linseed. There are no arrears of rent except a small sum due by a well-to-do Mahomedan of Bori. Only the poorer tenants live in Khapri. The village has been purchased by a Brahmin Pledger of Nagpur. The occupancy <i>cum</i>-ordinary rate of 0.70 will suit the village, and cover drawbacks to tenants of the superior classes. 21 per cent is cultivated by the proprietor. For sir land I would propose 0.80.</p>
48		105.45	49 12 0	0 7 6	73.56	43 0 0	0 9 4	04	48			
		163.45	59 0 0	0 5 9	865.48	211 8 0	0 11 1	53	77			
		551.33	270 8 0	0 7 10	551.96	350 0 0	0 10 2	30	60			
	Occupancy <i>cum</i> -ordinary	268.90	108 12 0	0 6 5	373.01	254 8 0	0 10 0	67	70			
28	Sonegaon, Mahal I.	677.65	442 0 0	0 10 5	351.85	230 4 0	0 10 5	..	46			<p>This is about the best of all the B class villages, and is a large and productive estate perfectly partitioned into two mahals. The tenants here are an exceedingly good lot, and the village is situated in the centre block of the southern half of the group. The ridges on which the village stands are wide and well clothed with soil, the western and northern portions containing specially good soil. The land in the east and south-east is not so good. The village is situated on the road from Bela to Bori. The Brahmin proprietors have severally mortgaged their mahals with possession to Brahmin money-lenders. Mahal I consists entirely of morand 1st and 2nd, all but a few acres of wheat land. 20 per cent under wheat and 80 per cent under cotton, the rest khusad and jauari chiefly. Rents light. The ordinary tenants pay a moderate rental, but</p>
62		311.25	236 4 0	0 11 7	266.26	218 12 0	0 12 3	..	52			
		380.00	283 8 0	0 11 11	85.11	81 0 0	0 15 2	..	90			
		1,368.90	651 12 0	0 11 1	723.22	530 0 0	0 11 8	..	52			
	Occupancy <i>cum</i> -ordinary	691.28	609 12 0	0 11 9	371.37	239 12 0	0 12 11	..	59			

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

mahal	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
31 60	Borkheri	Absolute occupancy ...	64.75	Rs. a. p. 86 8 0	Rs. a. p. 0 9 0	16.61	Rs. a. p. 10 8 0	12	.70	B.	Ryoti 0.90 (Sanctd. 0.85) Sir 0.95 (Sanctd. 0.95)	Lies south of Jungreshwar and west of Pipaldole. The lower portion of its lands resemble those of Vipaldole, and the soil has the same reddish tinge. The malguzar is a well-to-do man who takes Rai-tway contracts, and the cultivators also earn money by working on the Railway occasionally. The line passes through the village and a crossing station has been built here though not used. The village is small, but of a fairly good appearance. The soil is chiefly morand 2nd, but only 60 per cent will bear wheat. Cotton is the principal crop. Wheat occupies 3) per cent of the wheat area. The Nagpur-Kingnahat road goes through the village. There is a good deal of scrub jungle, and some small tree forest to the north. Rent-rate and assets have largely increased, and I do not recommend any further enhancement. I propose 0.90 with 0.95 for sir which is here 23 per cent of the occupied area.
		Occupancy ...	...	...	...	181.89	135 4 0	...	.97
		Ordinary	318.25	128 8 0	0 6 6	73.66	63 0 0	104	.93			
		All-round	383.00	165 0 0	0 6 11	274.56	208 12 0	78	.93			
		Occupancy cum-ordinary	318.25	128 8 0	0 6 6	257.95	198 4 0	96	.96			
32 69	Bamhni	Absolute occupancy ...	375.15	183 14 0	0 7 10	256.50	117 8 0	—6	.49	B.	Ryoti 0.75 (Sanctd. 0.70) Sir 0.85 (Sanctd. 0.80)	This village is held on mckasa tenure by a Brahmin. It is crossed by the Kingnahat road and the Railway line. In respect of soil and fertility the village is about on a par with Alagandi, and it is on the border of this village that the best land is found. The southern portion on the Chinnahari boundary is very poor, but better land is found to the west on the Dicha side. The tenants many of whom are Lothias, are extremely well-to-do, and in spite of the considerable enhancement since Settlement have not suffered at all. Soil 60 per cent morand nearly all of the 2nd class. 40 percent of the land will not carry wheat, but 30 per cent of the wheat land is under wheat; area cropped with cotton is double that of wheat here. Rents are still exceedingly low, as compared with some of the villages of this group, but owing to the considerable rise in rent-rate, I will not propose a rate higher than the occupancy cum-ordinary, i. e., 0.75. For the considerable sir area 0.85 will be fair.
		Occupancy ...	201.65	76 4 0	0 6 1	226.94	129 4 0	49	.64			
		Ordinary	248.50	80 0 0	0 5 2	377.70	222 12 0	82	.83			
		All-round	823.30	340 2 0	0 6 7	861.14	469 8 0	32	.66			
		Occupancy cum-ordinary	443.15	156 4 0	0 5 6	604.64	352 0 0	70	.75			
33 59	Tarsi	Absolute occupancy ...	408.15	178 8 0	0 7 0	103.57	69 8 0	53	.64	A.	0.70	This village is put among the A class villages in respect of its soils. The prevailing soil is morand 2nd, which only just misses being ranked as 1st class. To the north and west are hills with jungle on them, and there is a great deal of scrub and bush scattered about the holdings, and the damage done by wild pig and deer here is very large. The village has had to change hands, as previous malguzars could not induce cultivators to settle. There are hard ridges intersecting the village in
		Occupancy ...	...	...	...	120.42	67 8 0	...	.82
		Ordinary	382.30	127 0 0	0 5 4	441.01	199 0 0	36	.64			
		All-round	790.45	305 8 0	0 6 2	665.00	336 0 0	31	.64			
		Occupancy cum-ordinary	982.30	127 0 0	0 5 4	561.43	267 8 0	42	.64			

STATEMENT.—Talukhat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
37	Mangli	Abs. occ.	278-45	0 10 0	147-19	96 6 0	0 10 6	5	53	B.	Byoti 0-80 (Sanctd. 0-75) Sir 1-00 (Sanctd. 0-95)	This village lies west of Chicholi: on the east is the Wardha district. The Railway line runs through the south of the village and Sindi station is quite close. The country here is far more level and open, as we emerge on the flat open plain of the Wardha tahsil there is good soil here, and the village just falls short of being an A class village. Among the villages of this part, Mangli though not very much of a village takes a good place. Malguzars Mahomedans, the same as in Kowtah, which lies at the south of this village, and most of the tenants live in Sindi. Some debt originated in damage by hail 12 years ago. Tenants about average, but contain some wealthy men among their number, chiefly the Sinditanis. These hold on favoured terms. If this land be put to its fair value, the incidence would show that '80 would not give much enhancement. A good deal of sir. I recommend 1-00 for sir. Sir land covers 23 per cent.
73		Occ.	102-85	0 6 9	302-58	216 8 0	0 11 5	69	57			
		Ord.	350-45	0 8 4	204-33	211 8 0	1 0 7	99	1-00			
		All-round	731-75	0 8 9	654-10	524 6 0	0 12 10	47	67			
	Ghogli	Occ. cum-ordinary	453-30	0 7 11	506-91	428 0 0	0 13 6	70	72	B.	Byoti 0-75 (Sanctd. 0-75) Sir 1-20 (Sanctd. 1-10)	A small village west of Nawegaon on the Wardha border: it is owned by the Marwaris who own the adjoining village of Bansoli. The surface is flat and the soil good except just on the Nawegaon border. 85 per cent can bear wheat, and 21 per cent of this is under wheat, but cotton and juar occupy the larger areas. Tenants are well-to-do from Bansoli and Sindi close by. The enhancement by the malguzar has not been excessive. The unit-incidence is raised very much by the ordinary payment, and a figure below that would be sufficient to raise the rents of the superior classes as much as would be judicious. I propose 0-75 with 1-20 for sir. 10 per cent is sir.
38		Abs. occ.	141-20	0 7 4	132-63	65 0 0	0 6 8	—9	53			
73		Occ.	50-40	0 7 0	135-70	97 0 0	0 11 5	63	69			
		Ord.	72-25	0 6 10	83-93	112 0 0	1 5 4	212	1-27			
	Bhansoli	All-round	263-85	0 7 2	352-16	2-4 0 0	0 12 0	67	79	A.	0-85	This village is a good one: well out in the open and flat, except in the immediate vicinity of some mallas. The area capable of bearing wheat amounts to 90 per cent of the cultivated area, and of this 21 per cent is under wheat. The preference is given to cotton, and some of the cultivators have grown rich on cotton. The scale of expenditure on weddings here is high (Rs. 300 to Rs. 500). Tenants are an exceedingly good lot, and such debt as there is, is due to large expenditure on weddings. There is a large area of sir land. Rents are exceedingly moderate throughout and the past enhancement light. I propose 0-85.
		Occ. cum-ordinary	122-65	0 6 11	219-63	209 0 0	0 15 2	119	91			
39		Abs. occ.	281-30	0 10 9	119-48	79 8 0	0 10 8	—1	59			
74		Occ.	134-55	0 13 0	260-60	198 0 0	0 12 2	—6	64			
	Bhansoli	Ord.	191-05	0 9 0	200-33	155 0 0	0 12 4	37	75	A.	0-85	This village is a good one: well out in the open and flat, except in the immediate vicinity of some mallas. The area capable of bearing wheat amounts to 90 per cent of the cultivated area, and of this 21 per cent is under wheat. The preference is given to cotton, and some of the cultivators have grown rich on cotton. The scale of expenditure on weddings here is high (Rs. 300 to Rs. 500). Tenants are an exceedingly good lot, and such debt as there is, is due to large expenditure on weddings. There is a large area of sir land. Rents are exceedingly moderate throughout and the past enhancement light. I propose 0-85.
		All-round	606-90	0 10 9	550-41	432 8 0	0 11 11	11	67			
		Occ. cum-ordinary	325-60	0 10 8	460-93	326 0 0	0 12 3	15	69			
		Ord.	191-05	0 9 0	200-33	155 0 0	0 12 4	37	75			

Giving a drawback to the tenants of superior classes, and in individual cases. This should give an enhancement of about 25 per cent. The village could easily pay more, but the present rates are so low that a further rise would be undesirable. Sir land is 14 per cent. I adopt the standard rate for its valuation.

A large village on the Wardha border, containing fairly good morand 1st, and some excellent morand 2nd. To the north the hills of Afjagron jut out, and along their base soil is poor, on the west also the land slopes and is not so good, but on the east and south it is excellent. Malguzars are Kumbis at logger heads with each other. Tenants are a fair lot. The land is not perfectly level. The road to Wardha passes through this village, and Sindi station is quite close by. Assets and rent-rate have not risen much. 70 per cent of the land could grow wheat, and of this 30 per cent is under wheat, the principal crop being cotton. I propose 0.90 which will cover the drawback for protected tenants, and is I think quite high enough for this village.

This village lies on the extreme west of the group, to the north-west of Haladgaon: it is much more stony and there is scrub jungle in the northern portion where the hills running along the Keljhar parganah project. The soil is also of inferior quality to that of Haladgaon, and I have not included it in the A class. A nala runs down the southern portion, and the soil there is thin. The central block contains good fields, to the north is ran land. Of course the rise in the absolute occupancy rate is apparent but not real. Ranchandra Jyram of Sindi is among the sharers. Cultivators include a number of Gouda, but are generally well-to-do as tenants go. I should call them an average lot. I propose 0.90 and 1.20 for sir. Not much wheat grown, cotton being preferred. Sirs here 20 per cent.

This is an A class village. It lies to the north of Bhanoli and contains a good deal of good wheat land. A nala flows north to south through the eastern portion of the village, and the land to the east of it is occupied by the malguzar who is going in for cultivation on a large scale. Some of the projecting hills from Anjangan are within the village boundaries. 145 acres of morand 1st and 370 acres of morand 2nd constitute the wheat land, but a little less than a third of this is actually under wheat. The malguzar Ranchandra Jyram of Sindi has recently imposed a small enhancement on his ordinary tenants through the Courts. They were too independent a lot to agree to enhancements, otherwise the cultivators are a very fair lot here. The rate paid by the absolute occupancy tenants will suffice for this village. I propose 0.90.

Haladgaon	{ Absolute occupancy ... { Occupancy Ordinary	148.70	133 8 0	0 14 10	117.84	98 0 0	0 13 4	— 10	.74	A.	0.90
		...	...	...	613.21	444 8 0	0 11 7		.78
		734.00	484 12 0	0 10 7	124.99	106 8 0	0 13 8	29	.80		
		877.70	618 4 0	0 11 3	856.04	649 0 0	0 12 2	8	.78		
		734.00	484 12 0	0 10 7	738.20	551 0 0	0 11 11	12	.78		
Occupancy cum ordinary											
Waregaon	{ Absolute occupancy ... { Occupancy Ordinary	97.25	46 0 0	0 7 6	57.81	44 0 0	0 12 2	62	.73	B.	Ryoti Sir
		14.50	12 8 0	0 13 9	149.64	81 8 0	0 8 8	— 37	.72		
		311.88	174 0 0	0 8 11	121.62	149 0 0	1 3 7	120	1.34		
		423.63	232 8 0	0 8 9	329.07	274 8 0	0 13 4	52	.97		
		326.38	186 8 0	0 9 2	271.26	230 8 0	0 13 7	48	1.03		
Occupancy cum ordinary											
Saongi	{ Absolute occupancy ... { Occupancy Ordinary	164.45	183 4 0	1 1 10	114.22	134 4 0	1 2 10	6	.91	A.	0.90
		...	...	...	222.72	170 0 0	0 12 3	..	.66
		575.95	397 4 0	0 11 0	188.05	138 8 0	0 11 9	7	.70		
		740.40	580 8 0	0 12 7	524.93	442 12 0	0 13 6	7	.73		
		575.95	397 4 0	0 11 0	410.97	308 8 0	0 12 0	9	.68		
Occupancy cum ordinary											

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
43 55	Asola	Absolute occupancy ... Occupancy ... (Ordinary) All-round Occupancy cum-ordinary	376-10 ... 652-55 1,028-65 652-55	Rs. a. p. 118 4 0 ... 293 8 0 411 12 0 293 8 0	Rs. a. p. 0 5 0 ... 0 7 2 0 6 5 0 7 2	Acres. 115-15 370-42 523-60 1,009-17 894-02	Rs. a. p. 47 12 0 195 0 0 339 8 0 582 4 0 584 8 0	Rs. a. p. 0 6 8 0 8 5 0 10 4 0 9 3 0 9 7	33 ... 44 44 34	45 -78 -92 -80 -86	0 90 (Sanctd 0-85)	A large village owned by Ramchandra Jyram' it extends to a low range of hills on the north part of which is Government forest and part included in the village. The northern portion extending to the base of hills is poor and shallow down, south there is goodish land especially in the Ghogli border interspersed however with khurdi. The soil is however not good enough to put the village in the A class. Linseed and cotton cover most of the wheat land. The absolute occupancy incidence is due to land being held by Brahmins and Marwaris for trifling sums; this must be put right. Here also the malguzar has last year enhanced his ordinary tenants a little through the Courts. Tenants are an average lot, and the village a large one. I propose 0 90, the absolute occupancy tenants (except the favoured ones) only being enhanced as far as can be reasonably borne. The favoured ones will be put up to fair rents.
44 54	Goreghat	Absolute occupancy ... Occupancy ... (Ordinary) All-round Occupancy cum-ordinary	31-10 ... 101-75 132-85 101-75	Rs. a. p. 32 0 0 ... 85 0 0 117 0 0 85 0 0	Rs. a. p. 1 0 6 ... 0 13 4 0 14 1 0 13 4	Acres. 32-25 38-46 93-32 164-03 131-78	Rs. a. p. 32 0 0 32 4 0 34 8 0 98 12 0 66 12 0	Rs. a. p. 0 15 10 0 13 5 0 6 11 0 9 8 0 8 1	-4 ... -56 -31 -39	1-00 1-09 -99 1-03 1-04	Ryoti 1 00 Sir 1 05	A small strip of a village in area only 340 acres between Soungi and M'asala; it is cut in two by a nala, a spur of the hills from the Keljhar parganah enters the village at the west; but in the centre the soil is of very fair quality, east of the nala again it is stony and poor especially on the Asola border. Rents are high enough for the locality, the few tenants are a fair lot. Juari holds the largest area, then wheat and then cotton. It will be quite safe to level up to 1 00, and air land may be valued at 1 05, it covers 18 per cent. The village is owned by Brahmins.
45 53	M'asala (near-Ghoreghat)	Absolute occupancy ... Occupancy ... (Ordinary) All-round Occupancy cum-ordinary	59-13 ... 165-30 224-42 165-30	Rs. a. p. 46 12 0 ... 46 4 0 93 0 0 46 4 0	Rs. a. p. 0 12 8 ... 0 4 6 0 6 7 0 4 6	Acres. 57-65 99-45 195-13 352-23 294-53	Rs. a. p. 46 12 0 28 8 0 109 0 0 184 4 0 137 8 0	Rs. a. p. 0 13 0 0 4 7 0 8 11 0 8 4 0 7 6	3 ... 98 27 66	1-19 -60 1-44 1-14 1-12	0-90 (Sanctd 0-85)	This village lies to the north of Goreghat and is owned by the same proprietors. It is rich, but the village site of Goreghat snits both villages. The village has hill and jungle on the east, and some jungle also on the west, and it is itself interspersed by nalas, while scrub and waste is interspersed with the cultivation. Wheat land and non-wheat land are about equal in area, but cotton and linseed are the favourite crops. There has been some enhancement here, but the high ordinary incidence is due to the fact that waste land has recently been given to cultivators who have not yet broken it up. The absolute occupancy rents were initially high for jungle

STATEMENT C.—Takaighat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
49 50	Mharharpur Occupancy cum ordinary	45-95	33 0 0	0 11 6	52-69	35 0 0	0 10 0	-13	1-04	B.	Ryoti 1-00 Sir 1-25	Owned by the Takaighat malguzar: the greater part of this village is hill and scrub, to the north there is a zone of fairly good land, and this 27 per cent of the total area is all that is cultivated. 40 per cent of the wheat land is under wheat. Tenants are from Takaighat close by, and are well-to-do in spite of the somewhat high rates at which they are paying. Cultivation and occupation have increased and the assets also by 34 per cent. This is due partly to enhancement and partly to increase of cultivation. We are here getting into the fertile area to the south of the Wunna, and Takaighat and Bori are both close by. The northern portion of the village is quite in the open and the tenants can pay well. Tenants are willing to pay high in order to get grazing free for their cattle. I will level up to 1-00 and value the sir at 1-25. There are only a few acres of sir.
		19-60	13 0 0	0 10 7	53-08	64 0 0	1 3 3	82	1-34			
		43-80	50 0 0	1 2 3	71-27	77 0 0	1 1 3	-5	1-67			
		103-35	96 0 0	0 14 1	177-01	174 0 0	0 15 9	12	1-39			
		63-40	63 0 0	0 15 11	124-35	141 0 0	1 2 2	14	1-51			
50 40	Dongargson Occupancy cum ordinary	B.	0-85	A miserable village as regards soil, 83 per cent of the cultivated area will not bear wheat. Most of the land is high land on the water-shed between the Wunna and the Krishna, and in the western portion is a hill. Government forest lies to the east and again to the west. Tenants come from Bori close by, and the disposal of their produce is easy. Assets and cultivation have trebled, and the rental rate all-round has increased by 16 per cent. Looking to the proximity of the markets and the Railway, the village could pay a rate of 1-00, but wild pig damage the crops, and 0-85 will be quite high enough. There being so little wheat land, no effect has been given for <i>ram</i> in the factors: hence I make full allowance in the rate proposed.
		95-25	31 0 0	0 5 2	260-65	94 8 0	0 5 10	13	1-25			
		95-25	31 0 0	0 5 2	267-01	99 8 0	0 6 0	16	1-80			
		95-25	31 0 0	0 5 2	267-01	99 8 0	0 6 0	16	1-80			
				

51	43	Gopalpur	{ Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy cum-ordinary	75-00 144-75 219-75 144-75	45 14 0 91 14 0 137 12 0 91 14 0	0 9 9 0 10 2 0 10 0 0 10 2	28-97 187-27 50-27 274-51 245-54	81 0 0 135 0 0 22 0 0 188 0 0 157 0 0	1 1 1 0 11 5 0 6 3 0 10 11 0 10 3	75 -38 9 1	-79 -55 -76 -60 -57	B. 0.85	<p>This village takes us back to Mhasala near Jypur, it lies to the west of Mhasala on the Wunna river and is quite close to Bori. The village belongs to Doman Singh whose estate is under the Court of Wards. It is a <i>ritia</i> village: the tenants cultivating from Bori close by. Nearly all the land could bear wheat, out of which 20 per cent is actually under wheat. The morand here is of good quality. The occupied area and assets have increased. The rise in the rent-rate has been small, and rents are very low indeed for the quality of the land and its situation near Bori. I propose 0.85: occupancy tenants will not be enhanced higher than can be borne at once.</p>
52	42	Injholi	{ Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy cum-ordinary	44-75 313-62 358-37 313-62	25 2 0 171 0 0 196 2 0 171 0 0	0 9 0 0 8 9 0 8 9 0 8 9	20-23 241-82 93-60 360-65 340-42	9 0 0 191 0 0 89 0 0 280 0 0 280 0 0	0 7 1 0 12 8 0 14 5 0 12 10 0 13 2	-21 65 47 51	-32 -79 -89 -79 -85	B. 0.90 (Sanctd. 0.75)	<p>Another <i>ritia</i> village owned by the same proprietor. Tenants as before from Sonoli and Bori, the railway line divides the village in two, the railway crosses the Wunna just at this north of the village. East of the railway line is morand 2nd soil of good quality, but to the west is a hill of scrub and hard just skirted by the line and being part of the hill which forms the Dongargaon forest range. Cultivation here is about the same. Assets here increased 47 per cent with the rent-rate. The ordinary rate here will be fair. 50 per cent of the wheat land is under wheat. I propose 0.90. The absolute occupancy tenants' rent will be raised by a fair <i>per saltum</i> enhancement.</p>
53	491	Sonoli	{ Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy cum-ordinary	42-81 122-60 165-41 122-60	21 0 0 106 12 0 127 12 0 106 12 0	0 7 10 0 13 11 0 12 4 0 13 11	16-66 61-45 64-28 112-40 125-74	21 0 0 129 8 0 43 0 0 193 8 0 172 8 0	1 4 2 2 1 9 0 10 8 1 5 9 1 5 11	157 -23 76 57	-96 184 -88 137 145	B. 1.00	<p>This also belongs to Doman Singh, and is a little village a suburb of Bori, the land on the south and on the river bank is poor, but that on the Bori border has excellent soil. The absolute occupancy holding consisted of two fields, of which one was given up; but the tenant continued to pay the same rent as before. There is a little irrigation on the Bori border. The proximity of Bori accounts for high rents paid. Assets have increased by enhancements in the past. 1.00 will be fair: tenants a good lot. Wheat covers 80 per cent of the wheat land.</p>
54	39	Khairi (Buzurg) Mahal I.	{ Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy cum-ordinary	4-70 193-60 138-30 133-60	5 4 0 52 0 0 57 4 0 52 0 0	1 1 10 0 6 3 0 6 7 0 6 3	..... ..... 20-52 20-52 20-52	..... ..... 33 0 0 33 0 0 33 0 0	..... ..... 1 9 9 1 9 9 1 9 9	..... ..... 1-77 1-77 1-77	B. 0.95	<p>This village is just opposite to Bori, it is situated at the junction of the Krishna and the Wunna rivers. The land is uneven and cut up. Such wheat land as is found to the north is of the poorer kind. There are only one or two fields of fairly good soil. The south portion is waste on the Dongargaon side, and contains very little wheat land. The village has been perfectly partitioned. One-third (Mahal I), is owned by a Darzi. Two-thirds (Mahal II) by up country Brabmins. Mahal I, only 12 acres of wheat land and a single tenant, a Marwari, who may be allowed to pay his rent. For the sir land and some land held revenue-free without title by Gopal Rao, pleader, I propose 0.95.</p>	

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd).

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage inci- dence over that of for- mer Settle- ment.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.					
	Takalghat	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	<p>The mahalghar has got Rs. 1-4-0 for the sir land he has leased. There is com- petition for land close to Takalghat, and tenants will pay high for it: hence the high rents. I should not dream of enhancing here. 1-00 will suffice to level up low payments. For sir land I propose 1-25. Some reduction here will be neces- sary. The area held by the proprietors is ex- actly 25 per cent.</p> <p>The capital of the group a small township (population 1,463). The land lies on the Krishna river, its northern boundary is situated on the flat land between the higher land of Kohra and the river, where there has been an accumulation of good soil. Except on the extreme east and west it is very good. 81 per cent is capable of bearing wheat, of which 29 per cent is morand 1st, near- ly all the rest being morand 2nd. There is a weekly bazaar here. The old Nagpur road passes through it via Gungaon. A good track connects it with Bori and it is very well situated. It contains many well-to-do tenants but the population has declined, with the partial decline of the weaving trade. It has been partitioned into 4 mahals. 10 annas (mahal III) owned by Ganpat Rao Nistane, a Kun- bi mahalghar, 2 annas (mahal I) owned by Brah- min, 2 annas (mahal II) owned by the same Brah- min who have a share in Dewapur, 2 annas (mahal IV) owned by a Brahmin, a rich man who lives in Sindi. Rents were far too high at last Settle- ment, and there are some arrears of rents now due. The standard of comfort in Takalghat is be- low what it should be. Assets have not in- creased at all, and no enhancement has been pos- sible although the mahalghars would have been quite ready to enhance, if possible.</p> <p>Mahal I.—Contains a good deal of wheat land devoted to cotton and juar. One occupancy tenant pays Rs. 35 for 8 acres of morand 1st. Some reduction here will be desirable. I propose 1-00 with 1-25 for sir, which is here 32 per cent.</p>
59	Takalghat, Ma- hal I.	422-69	807 0 0	1 14 7	26-74	52 0 0	1 15 1	.....	1-18	A.	Bryoti 1-00 Sir 1-25	
30		30-25	104 0 0	3 7 0	13-35	41 0 0	3 1 2	.....	1-96			
		172-12	237 0 0	1 6 0	5-80	.....	.....	.....	.....
	All-round	625-06	1,148 0 0	1 13 5	45-89	93 0 0	2 0 5	.....	1-39			
	Occupancy com -ordinary	202-37	341 0 0	1 10 11	19-15	41 0 0	2 2 3	.....	1-81			

STATEMENT C.—Takalghat Group No. (I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate of proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1		3	4	5	6	7	8	9	10	11	12	13
61 — 29	Khapri Moresb. war.	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.					
	{ Absolute occupancy ...	230.69	192 8 0	0 13 4	198.75	167 0 0	0 13 6	1	1.04			
	{ Occupancy ...	.....	.....	.....	302.83	301 8 0	0 15 11	.....	1.08			
	{ Ordinary ...	429.87	449 4 0	1 0 9	253.45	232 8 0	1 1 6	4	1.41			
	All-round	660.56	611 12 0	0 15 7	700.06	751 0 0	0 15 10	2	1.18	A.	Ryoti 1.00 Sir 1.25	
	Occupancy cum-ordinary	429.87	449 4 0	1 0 9	561.31	584 0 0	1 0 8	.....	1.22			
62 — 28	Bothli	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.					
	{ Absolute occupancy ...	22.75	17 0 0	0 8 4	31.31	17 0 0	0 8 4	.....	.60			
	{ Occupancy ...	.....	.....	.....	121.04	118 0 0	0 15 7	.....	.99			
	{ Ordinary ...	178.50	191 0 0	1 1 1	123.26	194 0 0	1 8 1	39	2.10	A.	1.00	
	All-round	211.25	208 0 0	0 15 9	280.61	329 0 0	1 2 9	19	1.37			
	Occupancy cum-ordinary	178.50	191 0 0	1 1 1	249.30	312 0 0	1 4 0	17	1.48			
63 — 25	Deoli	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.					
	{ Absolute occupancy ...	20.40	62 0 0	3 8 0	.....	.....	.....	.....	.....
	{ Occupancy ...	.....	.....	.....	.....	.....	.....	.....	.....
	{ Ordinary ...	152.55	216 0 0	1 6 7	99.99	100 0 0	1 0 0	-29	1.85	B.	Ryoti 0.90 Sir 1.50	
	All-round	172.95	278 0 0	1 9 9	99.99	100 0 0	1 0 0	-38	1.85			
	Occupancy cum-ordinary	152.55	216 0 0	1 6 7	99.99	100 0 0	1 0 0	-29	1.85			

This is a substantial and very good village. The soil is like Takalghat for it lies in the Takalghat valley; but the tenants are well-to-do and contented, and the rental pressure is not too heavy. No tenants have been at all crushed by it. The lands are very flat, but on the extreme south, south-west and north-west the soil is thin, elsewhere excellent morand of both classes is found. The proprietor is a Komti, with a good deal of sir land like Takalghat, the village is well wooded. I propose 1.00 to level up, as Takalghat market is only a mile away: for sir I propose 1.25. 66 per cent of the land in cultivation will bear wheat, and about 20 per cent of this is covered by wheat.

Situated in the Takalghat valley, and belongs to same Ganpat Rao Nistane. It lies west of Takalghat on the Krishna river, and is divided from it by a nala. The soil is good of its kind, and the middle strip contains good morand 1st and 2nd. A few huts are occupied by the former malguzar, now a tenant, and all the rest of cultivators come from Takalghat. Ganpat Rao has raised the ordinary rents to a very high figure. The lands are practically part of Takalghat, and I propose 1.00: the absolute occupancy rent is on a single holding. For sir land I propose 1.00, if Ganpat Rao will consent to lower some of the ordinary rents, if not, I could value it at 2.00.

This village is a collection of a few huts: it is situated on the north bank of the Krishna r. e., on the poorer tracts referred to by me in the body of the report. The area held by tenants has declined. Ganpat Rao believes in cultivating himself on a large scale, and will not content himself with moderate rents. The rents at last Settlement were absurdly high, and hardly over a half of the tenant area of last Settlement

remains in tenants' hands. The fields slope to the river on one side and to Pipri on the other : the soil is very patchy indeed and very little of it good. The Settlement Officer at last Settlement was deceived about these villages which he considered good. No one could pay the Settlement rental and land was given up, and the present tenants are all of recent standing. I got Ganpat Rao to reduce a rent from Rs. 50 to Rs. 25 at my visit of inspection, and the rents now paid are very high still. Only 25 per cent of the land could bear wheat, and hardly any is grown. Juari is the principal crop. I would raise up to 0.90 and reduce to 1.50, at which rate I would value the sir.

Lies to the north-east of Deoli, a portion of it being on the Krishna river, this portion is exceedingly poor: on the north come spurs of the hills, between these hills and Deoli there is a valley in which there are some fairly good fields, but the capacities of the village were much over-estimated by Mr. Rivett-Carnac, who must have been misled. More than half the land is quite incapable of bearing wheat, and only a few acres are grown. There are only 5 tenants, 3 of whom come from Takalghat. The tenant area has declined by one-third, and the proprietor the same man as in Khapri Moreswar, has to cultivate the fields to pay his revenue. There are only two huts here. The village has the largest unit incidence of any in the group, without possessing any title to the distinction. The rents at Settlement were far too high. The absence of occupancy tenants is significant. The single absolute occupancy tenant is a man with other land, and he has been able to keep on his holding. I propose 0.90 and would reduce down to 1.50, at which figure I propose to value the sir land. If the malguzar refuses, I propose 2.00. Sir land is 45 per cent of the whole.

A wretched village of two huts, west of Pipri: the soil is of poor quality throughout. About 90 acres could grow wheat, of which area one-third is under wheat. It lies between Bhansoli and Deoli, and the land is sloping. Half the soil is morand of poor quality and half khardi and bardi. The area held by cultivators is only 4th of what it stood at last Settlement. Malguzars are Telis: there are only two cultivators. 0.75 will do very well here with 1.00 for sir land. Land revenue here was 98 per cent at last Settlement. Sir land is here 70 per cent of the occupied area.

Pipri	Absolute occupancy Occupancy Ordinary All-round Occupancy cum-ordinary	53.75	78 0 0	1 7 2	26.90	37 0 0	1 6 0	—5	2.10	B. Ryoti 0.90 Sir 1.50
		
		188.25	222 0 0	1 2 10	134.29	164 0 0	1 3 6	4	2.01	
		242.00	300 0 0	1 3 10	161.19	201 0 0	1 3 11	.....	2.03
		188.25	222 1 0	1 2 10	134.29	164 0 0	1 3 6	4	2.01	

Masalkand	Absolute occupancy Occupancy Ordinary All-round Occupancy cum-ordinary	1.75	2 0 0	0 3 3	B. Ryoti 0.75 Sir 1.00
		
		150.25	64 0 0	0 6 10	31.29	20 0 0	0 10 3	50	1.02	
		160.00	66 0 0	0 6 7	41.26	30 0 0	0 11 8	77	.75	
		150.25	64 0 0	0 6 10	41.26	30 0 0	0 11 8	71	.66	

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial- No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settle- ment.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
76 94	Sukli, Mahal I. { Absolute occupancy .. Occupancy .. Ordinary .. All-round .. Occupancy cum-ordinary ..	Acres. 138-25 138-35 138-25	Rs. a. p. 64 8 0 64 8 0 64 8 0	Rs. a. p. 0 7 6 0 7 6 0 7 6	Acres. 161 161 161	Rs. a. p.	Rs. a. p. ..... ..... ..... ..... .....	..... ..... ..... ..... .....	..... ..... ..... ..... .....	B.	1-00	This village lies to the east of Umri and is on the Wunna river: a ridge of bardi runs through the middle from the west traversed by a nala to the river in a south-easterly direction. To the south and north-east of this ridge there is some fair land, some of which can grow wheat. There are no cultivators at all except that the owner of one mahal has encroached on the other, and rent has to be fixed on him. Mahal I.—Wheat land 115 acres of which 25 per cent is under wheat. Except for the trifling area encroached upon there are no tenants. Bori is close at hand. Maguzars are Brahmins half and Kildars half. Having regard to incidences in this part of the group I propose 1-00.
77 15	Mahal II. { Absolute occupancy .. Occupancy .. Ordinary .. All-round .. Occupancy cum-ordinary ..	..... ..... ..... ..... .....	..... ..... ..... ..... .....	..... ..... ..... ..... .....	..... ..... ..... ..... .....	..... ..... ..... ..... .....	..... ..... ..... ..... .....	..... ..... ..... ..... .....	..... ..... ..... ..... .....	B.	1-00	Mahal II.—This mahal was bought under waste land rules and revenue has been redeemed. The present owner cultivates some land and this must be valued to fix a "kamil jama." The present owner is Gopal Rao, pleader. He 42 acres cultivated could bear wheat, but only 7 acres are under the crop. Linseed and cotton occupy the remainder. I propose 1-00 here also.
77 15	Kinli (Buzurg) { Absolute occupancy .. Occupancy .. Ordinary .. All-round .. Occupancy cum-ordinary ..	238-38 221-56 459-94 221-56	132 0 0 158 8 0 290 8 0 158 8 0	0 8 10 0 11 5 0 10 1 0 11 5	117-39 58-71 317-83 490-93 373-54	66 0 0 26 0 0 257 0 0 349 0 0 233 0 0	0 9 0 0 7 6 0 12 11 0 11 4 0 12 1	22 13 13 13	..... ..... ..... ..... .....	B.	Roti 0-95 Sir 1-00	This village lies on flat land north of Sukli, and is on the Wunna river. It is held on mokasa tenure by a Brahmin. There is fairly good land on the south-west, but for the rest the good soil is in patches. Some of the cultivators come from other villages. These are a goodish lot. About 60 per cent of the land is capable of growing wheat, and 28 per cent of this area is under wheat. The maguzar does not interfere at all with the tenants, and enhancements have been small. Bori is quite close, and the road to Nagpur via Gungaoon is also near, while Takalghat is also near. I propose 0-95 with 1-00 for Sir.

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
80 — 13	Pohi Mahal II. { Absolute occupancy Occupancy Ordinary All-round Occupancy cum-ordinary	Acres.	Rs. a. p.	Rs. a. p.	Acres. 44.51 41.37 109.07 194.95 150.44	Rs. a. p. 23 0 0 11 8 0 66 0 0 100 8 0 77 8 0	Rs. a. p. 0 8 3 0 4 5 0 9 8 0 8 3 0 8 3	.........................	.80 .34 .73 .70 .63	B.	0.95	Mahal II.—Wheat occupies 16 per cent of the wheat area, which is itself 3/4ths of the area cultivated, cotton and linseed cover the rest. The occupancy incidence is decreased by the small rent paid by the same Brahmin. Judging by the incidence in the other mahals, 0.95 will be a suitable rate; the land in the mahals is not inferior to that of Mahal I.
	Mahal III. { Absolute occupancy Occupancy Ordinary All-round Occupancy cum-ordinary	Acres.	Rs. a. p.	Rs. a. p.	Acres. 47.37 124.77 11.94 181.08 136.71	Rs. a. p. 31 8 0 71 10 8 25 0 0 135 2 8 103 10 8	Rs. a. p. 0 10 8 0 10 1 2 1 6 0 11 9 0 12 1	.........................	.93 .64 2.03 .79 .76	B.	0.95	Mahal III.—Though a large portion of the soil (80 per cent) is capable of producing wheat, cotton is the favourite crop, linseed and juar being close behind. The high ordinary rent is what might be expected in Ganpat Rao's mahal. I would not however reduce it. Here too 0.95 will be a suitable rate to level up to.
81 — 146	Salai Mahal I. { Absolute occupancy Occupancy Ordinary All-round Occupancy cum-ordinary	Acres. 120.88 338.31 459.19 338.31	Rs. a. p. 136 8 6 224 15 6 361 8 0 224 15 6	Rs. a. p. 1 2 1 0 10 7 0 12 7 0 10 7	Acres. 50.97 126.49 24.69 202.15 151.18	Rs. a. p. 62 10 6 114 0 0 11 0 0 187 10 6 125 0 0	Rs. a. p. 1 3 8 0 14 5 0 7 1 0 14 10 0 13 2	.........................	.66 .84 .32 .61 .59	A.	0.95	From this point we enter on the Northern portion of the group. This village and the next Dabha adjoin, and have a common village site always known as Salai-Dabha and owned by the same proprietors and partitioned in the same way. We emerge on to flatter land and deeper soil, and the cultivators here seem a more substantial and better set than those of the central portion of the group. Mahal I.—Contains 77 acres or 33 per cent more land and of the wheat land 20 per cent is under wheat, cotton and juar occupy the rest of it. The ordinary area is a single holding of a well-to-do Kolar tenant, and can be disregarded. I should fix upon 1.00 here as the proper rate for such a good and well situated village, but the hills of Pehi on the south and other hills on the west touch the confines of the village and some slight reduction in the mahal which lies nearest the hills may be made for "rain" land. 0.95 will be suitable having regard to the occupancy tenants who form the main class.

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incl-ude over that of former settle-ment.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11.	12	13
84 — 10	Madnapur mahal II. { Absolute occupancy Occupancy Ordinary All-round Occupancy cum-ordinary	Rs a. p. 1 14 10	Mahal II.—Wheat covers 26 per cent of the wheat land, the land is flat and good. The ordinary tenants are the chief class. 0.90 will be a good rate, I propose it.
		...	...	...	...	...	Rs a. p. 0 11 7	.....	.....	.....	.....
		...	...	...	...	...	Rs a. p. 1 0 6	.....	.....	.....	.....
		...	...	...	...	...	Rs a. p. 1 0 2	.....	.....	.....	.....
		...	...	...	...	...	Rs a. p. 0 15 10	.....	.....	.....	.....
	Khapri Peth. { Absolute occupancy Occupancy Ordinary All-round Occupancy cum-ordinary	Rs a. p. 0 10 5	A small village on the Wunna river to the east of Jabha, rather poorly cultivated. There is some rather poor morand 2nd, and the surface of the land is somewhat uneven cut up by nalas owing to the proximity of the river. The tenants are chiefly Kumbis and live in Sirur, Bori and Wargan, and are a fair lot. Proprietor is a Brahmin widow. The increase in the ordinary rate as contrasted with the large rise in prices gives an index to the fitting unit rate. A Gussain who holds a good deal of land at a favourable rate has reduced the occupancy incidence. I propose 0.90.
		...	...	...	...	...	Rs a. p. 0 6 1	.....	.....	.....	.....
		...	...	...	...	...	Rs a. p. 0 10 3	.....	.....	.....	.....
		...	...	...	...	...	Rs a. p. 0 8 11	.....	.....	.....	.....
		...	...	...	...	...	Rs a. p. 0 8 9	.....	.....	.....	.....
85 — 9	Deoli Peth ... { Absolute occupancy Occupancy Ordinary All-round Occupancy cum-ordinary	Rs a. p. 0 12 4	A small strip of village stretching along the Wunna north of Khapri Peth. Proprietor is the same as in Khapri Peth. The best fields near the village site are distinctly good and are included in the "sir" lands. The land is generally rather uneven, and the soil not very good of its kind. The ordinary tenants' payments afford a guide to the unit-rate. I propose 0.95. Tenants are the same as in Khapri Peth.
		...	...	...	...	...	Rs a. p. 0 10 1	.....	.....	.....	.....
		...	...	...	...	...	Rs a. p. 0 8 1	.....	.....	.....	.....
		...	...	...	...	...	Rs a. p. 0 9 4	.....	.....	.....	.....
		...	...	...	...	...	Rs a. p. 0 8 11	.....	.....	.....	.....

A small village to the north of Madnapur, the southern portion contains some good wheat land, but on the north, the Kharag nala has done damage and the soil in its neighbourhood is not quite so good. Some rents are high for the soil. The houses are poor and the villages seem a poorish lot. With one or two exceptions rents were no doubt too high at last Set J-ment, though taken all-round they cannot be called so now. I would not, however, think of enhancing at all; and to level up low payments 0.90 will be quite high enough a rate. Wheat covers 21 per cent of the wheat land. Sir land is 17 per cent, and 1.00 will be suitable rate.

This village lies to the north of Datkala, being separated from it by the Kharag nala. Proprietors and mahals are the same as in Salai-Dabha. A nala to the east flows into the Kharag nala and a second at the west, and the land is somewhat uneven and the soil rather poor. Tenants come from Gunggaon where they all have land: a substantial lot.

Mahal I.—Is nearly all wheat land but 40 per cent is kharui, and of the wheat land 22 per cent is under wheat. Some of the ordinary land is held without rent. The amount of enhancement has been small, and further moderate enhancement of rents is feasible. I propose 0.70.

Mahal II.—In this mahal 60 per cent of the land can grow wheat, but a good deal of this is kharui. Wheat covers 37 per cent of the possible wheat area. Incidences here point to a somewhat higher rate than in the first mahal, and I propose 0.75.

This village is situated in the centre of the plain country between the hills and the Wunna, it lies between Pattala, Menkhat and Kanholi, and is held as a "mokasa" by Naolaji Rao Gujar, being in the possession of the kshatriyas of very long standing. The land is flat but traversed by streams which flow into the Kharag nala on its way to the Wunna. The soil in the vicinity of these streams is not of much depth, and the land to the north of the big nala is made up largely of poorish wheat land and kharui. A few good fields occur. To the south of the big nala there are some excellent fields of 1st class morand. The village is of an average kind and the villagers are an average lot. Linseed, cotton and jua are the chief crops, while wheat covers 17 per cent of the wheat land. The low rental paid by the ordinary tenants cannot be accounted for by any idea of favouritism. They will bear enhancement. The absolute occupancy area has increased, but it is not possible to trace special encroachments. The road to Nagpur via Gunggaon is quite close by. I propose 0.90 which is high enough for this village.

Data	Absolute occupancy Occupancy cum-ordinary	60.00	67 0 0	1 1 10	46.18	48 0 0	1 0 8	—6	1.30	A.	Ryoti 0.90 Sir 1.00
Datkala	...	.....	.....	.....	153.36	203 0 0	1 5 2	.....	1.00		
	Occupancy	219.00	240 0 0	0 15 5	114.55	105 0 0	0 14 8	—5	1.00		
	Ordinary										
	All-round	309.00	307 0 0	0 15 11	314.09	356 0 0	1 2 2	14	1.07		
Menkhat. Mahal I.	Occupancy cum-ordinary	219.00	240 0 0	0 15 5	267.91	308 0 0	1 2 5	19	1.03		
	...	147.37	92 0 0	0 10 0	80.95	36 0 0	0 7 1	.....	.48		
	Occupancy	33.31	14 0 0	0 6 9	134.41	81 0 0	0 9 8	.....	.55		
	Ordinary	233.38	122 0 0	0 6 10	22.36	6 0 0	0 4 3	.....	.25		0.70
Mahal II	All-round	464.06	228 0 0	0 7 10	237.72	123 0 0	0 8 3	.....	.50		
	Occupancy cum-ordinary	316.69	136 0 0	0 6 10	156.77	87 0 0	0 8 10	.....	.51		
	...	.....	.....	.....	68.07	56 0 0	0 13 2	.....	.97		
	Absolute occupancy	.....	.....	.....	101.92	45 0 0	0 7 1	.....	.54		0.75
Wargaon	Occupancy	.....	.....	.....	68.39	42 8 0	0 7 8	.....	.55		
	Ordinary	.....	.....	.....	258.39	143 8 0	0 8 11	.....	.66		
	All-round	.....	.....	.....	190.32	87 8 0	0 7 4	.....	.54		
	Occupancy cum-ordinary	.....	.....	.....	411.63	445 8 0	1 1 4	—5	1.08		0.90
Mahal II	...	391.50	445 8 0	1 2 3	410.28	351 0 0	0 13 8	.....	.87		
	Absolute occupancy	.....	.....	.....	219.89	138 0 0	0 10 1	—3	.59		
	Occupancy	728.19	476 8 0	0 10 5	1,041.80	934 8 0	0 14 4	9	.89		
	Ordinary	119.69	922 0 0	0 13 2	630.17	489 0 0	0 12 5	19	.77		
Wargaon	All-round	728.19	476 8 0	0 10 5							
	Occupancy cum-ordinary										
	...										
	Absolute occupancy										

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present incidence over that of former Settlement.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
89	Kanholi (Absolute occupancy Occupancy (Ordinary All-round Occupancy cum-ordinary	Acres. 108-50 202-00 310-50 202-00	Rs. a. p. 117 14 0 205 12 0 323 10 0 205 12 0	Rs. a. p. 1 1 5 1 0 4 1 0 5 1 0 4	Acres. 110-83 72-38 52-91 236-02 125-19	Rs. a. p. 117 14 0 80 0 0 62 0 0 259 14 0 142 0 0	Rs. a. p. 1 1 0 1 1 8 1 2 9 1 1 7 1 2 2	..... ..... 15 5 11	1-27 1-25 1-39 1-29 1-31	B.	1-00	A small village between Wargaoan and the Wunna river, which forms its eastern and southern boundary. The land on the bank has been rather spoiled by sand admixture from the river; the soil is poorish, the morand 2nd fields being below the average. The northern portion is chiefly khadi. One tenant who has a good house cultivates over a third of the village as milk-mahura and tenant and is well-to-do; but the rest are a poorish lot. The malguzar is a Kallar. There is some irrigation. I propose 1-00, beyond which I would not raise any present payments.
90	Dhanoli, Mahal I, (Absolute occupancy Occupancy (Ordinary All-round Occupancy cum-ordinary	Acres. 301-12 109-00 310-13 720-25 419-13	Rs. a. p. 505 4 0 204 8 0 334 4 0 1,045 0 0 538 12 0	Rs. a. p. 1 10 11 1 14 0 1 1 3 1 7 3 1 4 8	Acres. 162-95 281-72 170-16 614-83 451-88	Rs. a. p. 229 4 0 397 8 0 153 10 0 780 6 0 551 2 0	Rs. a. p. 1 6 6 1 6 7 0 14 5 1 4 3 1 3 6	..... ..... ..... ..... .....	1-40 1-40 1-07 1-32 1-29	A.	1-05	A fine large village on the Wunna north of Kanholi, it is close to Gungaoan. The main village is owned by malguzars, but there is a large muafi block which belongs to the Bionala estate and this forms mahal II. The village is bounded on the north and east by the Wunna river, and a nala running from north west to south-east divides the village into two portions. The block on the west which is cut off by the nala contains a considerable admixture of khadi land, and a few fair fields of morand 2nd. On the north of this nala is some excellent morand 1st which extends half way down the eastern half of the village. Towards the south-east corner where the nala is approaching the river the soil is not so good. The houses here have a prosperous appearance, and the tenants seem well-to-do in spite of their high rents. There is some irrigation. Gungaoan is close by, and Nagpur is not more than 11 miles off. I would go here as high as 1-05.

STATEMENT C.—Takalghat Group (No. I) of the Nagpur Tahsil, Nagpur District—(Concl'd.)

Serial No. of village.	Name of village.	At former Settlement.			At present.			Increase per cent of present incidence over that of for- mer settle- ment.	Incidence per soil unit.	Grade of village.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
	2	3	4	5	6	7	8	9	10	11	12	13
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.					
	Absolute occupancy ...	14,130-84	9,700 12 6	0 10 3	10,740-78	7,931 2 9	0 11 10	15	.69			
	Occupancy ...	3,675-51	2,415 1 0	0 10 6	16,439-45	11,213 15 10	0 10 11	4	.67			
	Ordinary ...	23,468-57	12,787 7 9	0 8 9	17,041-09	10,462 8 0	0 9 10	12	.80			
	All-round ...	41,274-92	24,903 5 3	0 9 8	44,221-32	29,607 10 7	0 10 9	11	.73			
	Occupancy cum-ordinary ...	27,144-03	15,202 8 9	0 8 11	33,480-54	21,676 7 10	0 10 4	16	.75			

NAGPUR:

Dated the 25th November 1891. }

R. H. CRADDOCK,
Settlement Officer.

No. 5332.

FROM

SUBJECT.

J. B. FULLER, Esq., I. C. S.,

Rent-rate report,
Takalghat group.

COMMR. OF SETTLEMENTS AND AGRICULTURE,

Central Provinces,

To

THE SETTLEMENT OFFICER,

NAGPUR.

Dated Nagpur, the 9th December 1891.

SIR,

I have the honour to communicate the following remarks and orders on your Rent-rate proposals for the Takalghat group of the Nagpur tahsil.

2. The group is a large one, including 92 villages. The country over which it extends is generally high-lying, with a good deal of scrub jungle; but there are stretches of productive low-lying land which contain excellent villages. So far as can be made out from an examination of the very inaccurate statistics of last Settlement, cultivation has increased by about 10 per cent. Rents have risen but little, the rise in the all-round rate being only 11 per cent, and making every allowance for inferiority of soil, are very low indeed, save in a few villages where they have been forced up by the farming system which prevailed under Native rule. And, as might have been expected, they are extremely uneven.

3. You have thrown the villages into two classes. For the first class (A) you have adopted the tahsil scale of soil factors with the single modification of slightly raising the factors for *khardi mutafarikat* land—that is to say, land of khardi soil which is not capable of bearing wheat. In the case of villages of the second class (B) you have also raised the factors for wheat growing khardi. The effect of these changes will be to throw proportionately less of the rental enhancement on the better classes of land, and as the differences between the better and the poorer classes of land are not so marked in this group as in more productive localities, the changes are logically justified. But it should be remembered that changes in the factors are liable to disturb the comparison of rental incidences, and as a rule, when classes are formed within the group, a separate standard unit-rate should be framed for each class, and the villages of each class be grouped together in the statements.

4. The all-round incidence is 0·73, and the standard rate proposed by you (0·90) is *prima facie* very moderate. I think, however, that in fixing your unit-rates you have not in all cases paid sufficient attention to the effect of your rates as shown by comparing them with the unit incidences of the various classes of tenants, or in other words, to the amount of enhancement which your rates represent. There are doubtless cases where for special reasons the existing unit incidence of a class of tenants may be disregarded,—as for instance, when it is materially affected by the holding of land by certain ryots at a nominal, or pepper corn rent. To fix a low unit-rate in such cases would have the effect of passing over other tenants who might fairly be called upon for an enhancement. But I think that in some cases you have pushed this consideration rather too far, and in fixing your unit-rates have paid more than a fair share of attention to the capacity

of the land and less than a fair share of attention to the effect of your rates in enhancing present payments, as compared with the amount of enhancement which has been effected during the currency of Settlement. And you have shown a tendency to value sir lands too high. Sir lands may fairly be valued at the rate paid by any class of tenants in the village (if paid over a reasonably large area) or at the standard rate if in cases of existing incidences. But the adoption of a rate exceeding the standard rate or the incidence of any class of tenants in the village requires special justification. The rents paid by tenants of sir can of course be taken into consideration when proposing the rental value and should not affect the deduced rent.

5. The utility of the soil unit system largely depends on the size of the areas compared and the results given by a comparison of very small areas, such as those often contained within mahals, are apt to be misleading. In future a total set of figures should be given for each partitioned village as a whole, as well as a set for each of its mahals.

6. In some few cases where a reduction of ordinary tenants' rents is called for you propose to ask the malguzars to consent to such reductions and in the event of their refusal to use for the valuation of their sir land the highest rate admissible. This proposal is approved, subject to the condition that the sir rate does not exceed the standard rate or the incidence of any one class of tenants in the mahal, whichever be the highest.

For the purpose of obtaining a standard for reduction you propose to employ a higher rate than that which would be used for enhancement. But the fixation of two rates for a mahal may lead to confusion, and it will be best to take as your standard for reduction a rental exceeding by a *certain percentage* that deduced from your rates, and not to calculate a separate rental for this purpose.

7. Subject to the changes detailed in the appended table the rates proposed by you have been sanctioned by the Chief Commissioner.



I have the honour to be,

Sir,

Your most obedient Servant,

J. B. FULLER,

Commr. of Settlements and Agriculture.

No. and name of mahal.	Sanctioned rate.		No. and name of mahal.	Sanctioned rate.	
	Ryoti.	Sir.		Ryoti.	Sir.
2. Ashta (all three mahals) ..	0.85	0.90	37. Mangli ..	0.75	0.95
3. Warmaj a (all four mahals).	0.75	0.85	38. Ghogli ..	0.75	1.10
4. Tamasmari (all four mahals)	0.75	...	43. Asola ...	0.85	...
5. Abbaspur ..	0.85	...	45. Mhasala .	0.85	...
6. Dahili ...	0.70	0.90	43. Junapani ...	0.80	...
9. Sonegaon Khurd ...	0.55	0.80	52. Injholi ..	0.75	...
12. Chicholi ...	0.55	0.80	59. Takalghat (mahal IV) ...	1.00	1.00
14. Tembhri (both mahals) ...	0.60	0.90	66. Borgaon (mahal I) ..	0.90	...
15. Alagondi ...	0.50	0.60	Do. (mahal II) ...	0.80	...
16. Raina ..	0.70	...	67. Khapri ...	0.90	1.25
21. *Kinhal Makri ..	0.60	0.80	75. Umri ...	1.00	...
26. Khapri Buzurg ..	0.50	0.70	78. Tembhri ..	0.70	0.85
27. Wathora ..	0.65	0.80	81. Salai (mahal II) ..	0.95	...
28. Sonegaon (both mahals) ...	0.70	0.80	82. Dabha (mahal I) ...	0.75	0.90
29. Pipardole ...	0.60	...	Do. (mahal II) ..	0.80	0.90
31. Borkheri ..	0.85	0.95	3. Madnapur (both mahals) ...	0.80	...
32. Bamhni ...	0.70	0.80	11. Gondhni (both mahals) ..	0.65	...

**ASSESSMENT REPORT FOR THE TAKALGHAT GROUP (No. I) OF THE
NAGPUR TAHSIL, NAGPUR DISTRICT.**

The position and boundaries of this group and the circumstances of the 92 villages which it contains have been described at more than ordinary length in the Rent-rate report on the group submitted in November last, and to that description I have nothing to add, and shall merely refer from time to time to the several matters discussed in that report.

2. In the figures now submitted there are some changes from those previously submitted in the body of the Rent-rate report. The changes are not of much moment. Some of the land held by assignees of sir is now entered in the malik-makbuza column, as the assignees have been declared malik-makbuzas of these holdings in conformity with recent orders on the subject. One escheated holding had been entered by mistake amongst the ordinary holdings, and one holding of a revenue-free grantee has been also transferred to the malik-makbuza column, it being found that it was held merely from a mokasalar and not from Government. Again, some absolute occupancy holdings had been included by mistake in the revenue-free column, and the necessary transfers have had to be made. These changes do not however materially affect the statistics given in the Rent-rate report relating to the percentages which each class of tenure bears to the total area in occupation, and the conclusions arrived at from those statistics do not need to be modified.

3. Before proceeding to set out my proposals for the assessment of the group, it is necessary to briefly refer to the circumstances which have governed the rent-rates as they stand at this day. It was pointed out in the Rent-rate report that the rent-rates had only increased by 11 per cent, the area occupied having increased to a similar extent. It was therefore natural to expect that the revision of rents would add very considerably to their amount. But this is far from being the case. Over certain areas of the group as explained in the report, rents were still too high, while in a number of villages what seemed a low incidence was due to the fact that the mahal contained several tenants paying at a nominal rate. The effect of these low payments was naturally more marked in a group containing so many small mahals than it would have been in a group of large villages. To propose a rate for a village was therefore a more difficult task than is the case in most groups. While adopting a standard rate which implied an increase of about 35 per cent over the rates paid at last Settlement, I drew attention to the fact that owing to the extreme inequalities of rental incidences, a rate far below this standard was necessitated in the majority of the mahals, while the standard was attained or exceeded mainly in those mahals where the existing incidence itself exceeded the standard.

4. The result of these inequalities was that the average of the rates proposed on the group as a whole actually fell a little below the average of the existing incidences. But the Chief Commissioner was pleased to lower slightly the rates proposed in a considerable number of mahals where he was of opinion that sufficient attention had not been paid to the rise in rent-rate which had already taken place since last Settlement.

I compare below the averages of the existing incidences, the rates proposed, and the rates as sanctioned :—

Portion of group.	Average of unit incidences.	Average of rates proposed.	Average of rates sanctioned.
Southern ...	·67	·77	·75
Central ...	1·12	·92	·91
Northern ...	·82	·83	·85
Group as a whole ...	·85	·83	·82

This does not look as if the proposed rates had been lowered much, but that there is some difference which will be brought out by the following comparison :—

Portion of group.	Increase or decrease of rate above or below incidence	
	As proposed.	As sanctioned.
Southern ...	+ 15 per cent.	+ 12 per cent.
Central ...	— 18 "	— 19 "
Northern ...	+ 7 "	+ 3 "

5. My object in instituting the above comparison is not in any way to defend my original proposals, but merely to make it clear that in a group of such extraordinary rental inequalities the rise in the rent-rate since Settlement of the group, as a whole cannot clearly show what rise has taken place in the past and what precise amount of enhancement is justifiable in the future. This can only be brought after the circumstances of each village have been dealt with on their own merits. This consideration will thus fully account for the different kind of treatment that has been necessary for different villages; and for the fact that the total net result may fall below the expectations which the examination of the total figures for the group might at first sight seem to justify. This matter will be again illustrated in the course of this report. I proceed to an explanation of the proposals which are now being put forward.

6. It will be convenient to begin with the usual Table showing the rental rates as they stood at Settlement, as they are now, and as they will stand if my proposals be accepted :—

Class of cultivator.	Rental-rates			Increase of proposed rates	
	At Settlement.	At present.	As proposed.	Over present rates.	Over Settlement rates.
	Rs. a. p.	Rs. a. p.	Rs. a. p.		
Malik-makbuzas ..	0 15 3	0 12 1	0 14 2	+ 17	- 7
Absolute occupancy ...	0 10 3	0 11 9	0 13 3	+ 13	+ 29
Occupancy ...	0 10 6	0 10 11	0 12 8	+ 16	+ 20
Ordinary ...	0 8 9	0 9 10	0 10 6	+ 7	+ 20
All-round ...	0 9 8	0 10 8	0 12 0	+ 12	+ 26
Occupancy cum-ordinary ...	0 8 11	0 10 4	0 11 7	+ 12	+ 30

Along with the above table I will also consider the comparison of the present deduced and proposed rents. It is as follows :—

Class of cultivator.	Present rents.	Deduced rents.	Proposed rents.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Malik-makbuzas ...	1,649 9 1	1,999 14 0	1,932 0 0
Absolute occupancy ...	7,931 2 9	9,075 14 0	8,918 4 0
Occupancy ...	11,213 15 10	12,992 8 0	13,062 4 0
Ordinary ...	10,437 8 0	9,419 9 0	11,143 0 0

The inclusion of some resumed revenue free plots lowered the malik-makbuza acreage incidence, and my proposals raise it again though not quite up to its former level. The proposed revenue will fall at $3\frac{1}{2}$ per cent below the deduced rent. The class is not such an important one in this group.

It will be seen that a 13 per cent enhancement has raised the rents of this class almost up to the deduced rent. The proposed rents will be only a little over 1 per cent, below the deduced rents.

The proposed enhancement on this class is 16 per cent, and it brings the proposed rents to a figure a little above the deduced, but the excess is trifling, less than 1 per cent.

The increase proposed for this class is only 7 per cent, and the proposed rents exceed the deducted by 18 per cent. The great inequality of ordinary rents fully accounts for the enhancement proposed coupled with the excess over the deducted rents.

7. But in order to arrive at a true measure of what is proposed, it is necessary also to see what has been done in the way of rent reduction.

The actual reductions which I propose are :—

	Rs.	a.	p.		Per cent.
Malik-makbuza ...	79	9	10	...	=4½
Absolute occupancy ...	333	3	0	...	=4
Occupancy ...	386	14	4	...	=3½
Ordinary ...	262	0	0	...	=2½
Total ...	982	1	4		

This shows that the actual enhancements proposed are :—

	Per cent.
Malik-makbuza ...	21
Absolute occupancy ...	17
Occupancy ...	19½
Ordinary ...	9½

but that owing to the reductions effected the net enhancements are reduced to the figures given in Table I. The bulk of the reductions of malik-makbuza and absolute occupancy rents are contained in the area near Takalghat described in the Rent-rate—report; and it is here that practically the whole of the reduction of ordinary rents has taken place. In the case of occupancy tenants isolated cases of very high payments were scattered about all over the group, but in their case also the amounts reduced are largest in the central and northern portion of the group. It may seem unnecessary to reduce rents which have been paid for 30 years, and the amounts remitted may appear trifling; but in the first place last Settlement found many high competition rents which by the grant of rights to the tenants became fixed and immutable (for malguzars could not be expected to reduce a rent when their own revenue was so high), and in the second place, what seems trifling spread over the group is far from being so in the case of villages, and is very considerable in the case of the individuals relieved. All the malguzars concerned have consented to the reductions proposed in the case of ordinary tenants, and their consent has been reduced to writing. The only large reduction has occurred in the Takalghat malguzar's villages: Ganpat Rao Nistane, however, made no demur. That reductions have not been proposed merely because rents exceeded the deducted rents, will be seen from a glance at the ryotwari abstracts and is also clear from the fact that with such moderate enhancements the deducted rent is so nearly approached in the case of absolute occupancy tenants and exceeded in the case of the two other classes.

8. The different treatment that each portion of the group will receive under my proposals is best illustrated by the following comparison :—

	Enhancement per cent.
Southern ...	18
Central ...	1½
Northern ...	7½

This table may be compared with the table in para 4, and it shows very clearly how comparison by means of the soil unit incidence aids in equalizing rents where acreage rates might fail. The net result for the group as a whole, is a 12 per cent all-round increase equal to an increase of 26 per cent on the rents of last Settlement, but of more value still is the occupancy *cum*-ordinary rate which also rises under my proposals 12 per cent, but will stand 30 per cent higher than the rate of last Settlement—(see Table I of para. 6). There are of course several villages in which rents will be low even after the enhancement proposed, but when it is considered that over a portion of the group rents had been unduly pushed up before Settlement, this increase of 30 per cent, will be seen to be a reasonable increase for the group as a whole.

Before leaving the subject of rents, I, compare below the incidence of each class of tenant after the proposals come into effect with the existing incidence, and the standard rate of the group :—

Class of tenant.	Unit incidence at present.	Unit Incidence as it will be after rental revision according to sanctioned unit-rates.	Standard rates.
Absolute occupancy ...	·69	·78	} 90
Occupancy ...	·67	·78	
Ordinary ...	·86	·92	
All-round ...	·73	·82	
Occupancy cum-ordinary ...	·75	·84	

After all that has been said above in respect to the inequality of rents in different parts of the group, in different villages and on different individuals, and the manner in which the high rent of one man is nullified by the low rents of others, this Statement will speak for itself and will show that the net results of my proposals will be to raise rents by a fair rate where they are low, while those paying extremely high are relieved, a marked distinction being maintained between the protected and the ordinary tenants.

9. The acreage valuation of the sir and khudkhast land is Re. 0-15-7, and exceeds the deduced valuation by a little under 4 per cent. The larger acreage rate as compared with the rate paid by the tenants is merely due to the fact that here as everywhere, the sir lands are the most fertile and best situated fields, and the superiority of the sir land over tenant land is naturally more marked in a group like this than in a group of more uniform characteristics. The excess of the valuation over the deduced rate is merely due to the higher valuation where sir land is sublet for high rents. This rate would justify a still higher valuation, but for the fact that the area sublet is not very large and only amounts to 15 per cent of the area in proprietary occupation. The valuation of land held by privileged tenants is much lighter; and in this group much of this land is of inferior quality, and a good many holdings are entirely waste. Of the total valuation on the sir and privileged land, one-fourth is received in cash on an area less than 14 per cent of the whole, which is also in quality somewhat inferior to the rest of the land.

10. The siwai income forms but a very small part of the total income, the amount assumed as an average being only 1·4 per cent, of the whole. Neither is the siwai income large in any one village.

The sources of siwai are :—

(a) Forest produce—

Grass—
Grazing dues.
Fuel.

(b) Other sources—

Mohua—
Mangoes.
Tari.

There are no large grass reserves and very little jungle which can be designated as superior to scrub jungle of an average description. A number of the malguzars keep no accounts, and it is in such cases exceedingly difficult to arrive at a true estimate. But from what I have heard since I am inclined to think that the siwai is under-estimated though not to any serious extent. There are portions of the group which contained at one time more valuable jungle, but the denudation of these is not of recent date. All the sources of income above specified are of an exceedingly uncertain and fluctuating character, and it is far best to be on the safe side regarding them. The figure entered in column 3 of Statement VIII is not in all cases the actual ascertained amount, for exact details were not always forthcoming, it is the amount so far as could be estimated, and upon this estimate an average has been taken which on the group as a whole comes to about 66 per cent, of the estimated actuals of the year, if such a term may be used. No objection has been raised to the estimates of siwai by proprietors except in the case of Khairi Khurd, in which village the matter has been specially dealt with in the assessment notes.

11. The increase in the assets actual and estimated, as now revised over the assets of last Settlement, is exhibited below :—
Total income from all sources compared with the estimated income of last settlement.

	At last Settlement.			As proposed.		
	Rs.	a.	p.	Rs.	a.	p.
Cash rents ...	26,205	2	6	35,085	8	0
Estimated rental value of sir, khud-khast and land held by privileged tenants ...	5,165	11	0	10,220	0	0
Siwai receipts ...	278	0	0	655	0	0
Total ...	31,648	13	6	45,960	8	0

The increase in the assets as revised under my proposals will therefore be 45 per cent over the assets at last Settlement; but the land revenue demand cannot be raised by anything like so large a percentage. The statement of revised assets just given does not take into account the actual cash receipts on the sir land sublet, which amount in round numbers to Rs. 2,500. The excess of these receipts over the valuation put on the area which yields them is thus ear gain to the proprietors.

12. The revenue assessed on the assets of last Settlement (which we have seen amounted to Rs. 31,648) was Rs. 23,618 and amounted to 75 per cent of those assets. The sum of Rs. 492-15-2 has since been added to the revenue on account of resumed muafi plots, and the land revenue demand of to-day is therefore Rs. 24,110-15-2 or 76 per cent of the assets of Settlement. But the incidence of revenue on assets varied greatly from village to village, and ranged from about under 50 per cent to a figure in excess of the assets. It seems difficult to understand how an assessment could have exceeded the assets and be accepted by the proprietors; but the explanation lies in the fact that the assets only include the proprietary profits of the sir land and not the cultivating profits, and where these villages where the excess occurs contain sir lands, the excess of revenue over assets simply means that the revenue demand has encroached on the cultivating profits of the sir land, and provided that the encroachment is not large the assessment though pressing hardly in bad years can still be borne. In other cases where the assessment apparently exceeded the assets its acceptance can be explained by the fact that miscellaneous income was not stated correctly, and the estimated assets were less than the real income. Cases may also occur where an estate yields no tangible income, which can be put into hard cash but is of great value to the proprietors as grazing ground.

13. There is, however, one case in which the revenue exceeded the assets, there being no siwai, no sir land and no grazing grounds, and the acceptance of this assessment was due to the fact that the proprietor had other villages which yielded him a fair income, while there was a chance of prospective income in the near future from the estate itself. This village is Gondni (No. 91), and it was referred to in the Rent-rate report.

14. A Statement classifying the villages according to revenue incidences on assets, is given below :—

Percentage of revenue on assets.	No. of villages.
Below 50 per cent	2
" 60 "	10
From 60 to 65 "	10
Over 65 and under 70 per cent	10
" 70 " 80 "	20
" 80 " 90 "	16
" 90 " 100 "	11
" 100 and over	11
Uncertain	2
Total	92

The two villages classed as uncertain in the above list are villages in which the assets at Settlement consisted entirely of siwai, the precise amount of the siwai not having been definitely estimated. It will be noticed that in nearly 80 per cent of the villages the assessment of last Settlement exceeded 65 per cent. It is evident then that the assessment was at the time of Settlement an exceedingly high one. The revenue which I now propose to assess on the proposed assets of Rs. 45,960 is Rs. 28,230, and will fall at 61 per cent of those assets, or at 60 per cent if malik-makbuza revenue be excluded.

15. This though in itself a fairly high assessment is by contrast an exceedingly moderate one, for while the receipts have increased by 45 per cent the revenue will take up 14 per cent less of the increased receipts. The position of the malguzars at Settlement was 100—75 or 25, their position now will be 145—88 or 57. That is to say, the balance left them will be larger by 128 per cent than it was at last Settlement, while the increase in the revenue will be only 17 per cent. Expressed in more concrete terms, the proprietors of the group had at last Settlement a balance left them of Rs. 2,865 cash and the profits of 7,493 acres of sir land, while under my proposals they will have a balance of Rs. 7,510 cash and the profits of 10,144 acres of sir and khudkhasht. The average balance of a proprietor at Settlement in this group consisted of Rs. 31 cash and the profits of 81 acres of land against an average revenue of Rs. 256-0-0. Under my proposals the average balance will be Rs. 82 cash and the profits of 110 acres of land against an average land revenue of Rs. 306-0-0. If sir land were of precisely the same value now as then, the proprietors would be far better off; but when allowance is made for the increased value of the sir irrespective of the increase in its area, the superiority of their position under my proposals as compared with their position at settlement is vastly increased. But even with regard to their present profits their position is an exceedingly easy one, for out of the enhancement of Rs. 4,119 no less than Rs. 3,853 will be met from rent enhancement, and only Rs. 266 will have to be paid out of their present profits.

16. It is perfectly clear then that the proprietors as a body will have but little cause to grumble at the proposed re-settlement, and the doubt arises whether the 17 per cent increase in the revenue is not less than the State has a right to demand.

In this connection the following table will be of interest :—

Tract.	Percentage revenue enhancement.	Percentage rent enhancement.
Southern ...	+ 22 per cent	+ 18 per cent
Central ...	+ 13 „	+ 1½ „
Northern ...	+ 5 „	+ 7½ „

Even in the southern portion where rents were lowest and rent enhancement highest the revenue demand could not be raised in several villages, and in the central tract while the demand could not be increased in some villages actual reduction has been necessary in four villages, and the increase in revenue in that tract is simply due to larger enhancements in some few villages. In the northern block there are only a few villages, and in nearly all of these the revenue was abnormally high. In the mahal assessment statements I have endeavoured to explain the grounds for each assessment, and it is unnecessary to refer in detail to particular villages. I would draw special attention to Kanhalgaon (22), Takalghat (59), Deoli (63), Amgaon (71) and Pipri (64), the villages in which revenue reduction is proposed. I trust that my proposals will be accepted, in the case of the latter village especially; but I do not think that in any of these cases reduction has been recommended without substantial reason; in all but one case, it is a mere complement of rent reduction. There are doubtless many instances in which larger sums might legally have been taken, but the group is one of small villages and allowance has to be made for the absolute value of each estate, and also for the extent of the rise in revenue proposed. When due weight is given to both of these considerations and to the number of villages in which the demand was already very high, the proposed enhancement of revenue of 17 per cent will not turn out to be so light as it looks. Had the revenue assessment made at the time of the last Settlement been only 65 per cent, even then the revenue now proposed would amount to an enhancement of 37 per cent.

17. The malik-makbuza payments do not preponderate in any village and form but a small proportion of the total assets: hence the percentage on these payments relinquished to malguzars is not so large in this group as in some. It falls at 11 per cent. The balance of the revenue proposed falls on the malguzari assets at 60

Distribution of revised revenue between malik-makbuza and malguzari lands.

per cent. The figures entered in the malik-makbuza columns include 439 acres of escheated land, which it is proposed to settle with the persons in possession for Rs. 318-8-0. Amongst the escheated plots are two disused camping grounds annually leased by the tahsildar as they are never likely to be required and are always cultivated: their removal from the list of nazul land seems desirable.

18. The incidence per cultivated acre of the revenue at Settlement was 8 annas 7 pies, the proposed revenue will fall at 9 annas 11 pies per acre. But the cultivation then was rather over-estimated, and a safer comparison is that of the incidence on the occupied area.

Incidence of the revenue demand per acre.

These are—	Rs.	a.	p.
At Settlement	...	0	7 5
As proposed	...	0	7 9

The increase per acre in occupation will thus be only $4\frac{1}{2}$ per cent. And an examination of revenue incidences in the various villages will show that a good deal has been done to equalize revenue incidence and bring it in accordance with the character of the village. In some of the villages where the revenue fixed at last Settlement seems to have been highest that assessment was itself a reduction on the pre-existing demand and the high revenue incidence was merely the result of the system obtaining under native rule. It will take many years yet before all effects on rents and revenues of treatment under the native system will cease to be traceable.

19. There are villages in which under the law a protected status might be granted. In one of these Bir Ganeshpur, the Chief Commissioner has been pleased to confer that status in the second Wargan. I now recommend its being granted, and in the third Ridhora, I state the facts for the Chief Commissioner's orders. The matter is dealt with in the notes appended to the assessment statement.

20. There are four mokasa villages and two mukta villages in the group, a small waste land plot in Sukli, and a block of land in Dhanoli revenue-free, which I have declared a separate mahal. And out of the present revenue of Rs. 24,110-15-2, Rs. 1,953-3-4 are alienated, and the net revenue realizable is Rs. 22,157-11-10. Out of the proposed revenue of Rs. 28,230, a sum of Rs. 2,350 is alienated, and the net realizable revenue will be Rs. 25,880, an increase of 17 per cent on the present net revenue. These figures do not however include the revenue assessable on the small revenue-free plots, which after revision amount to Rs. 300 on an area of 379 acres.

NAGPUR: }
Dated the 19th May 1892. }

B. H. CRADDOCK,
Settlement Officer.

FINAL ASSESSMENT PROPOSALS FOR THE TAKALGHAT GROUP (No I) OF THE NAGPUR TAHSIL, NAGPUR DISTRICT.

No. 2423-147, dated the 29th August 1892.

Submitted to the Revenue Secretary to the Chief Commissioner with the usual abstract, the Rent-rate file, and the Divisional Commissioner's letter of criticism (No. 6756, dated the 10th August 1892).

2. The group includes a large number of rather heterogeneous villages. Much of the land is of a very poor type, and in classing a quarter of its area as incapable of bearing wheat, the Settlement Officer has certainly not erred in the direction of under-classing. The area in cultivation has increased very little during the 30 years which have elapsed since the current Settlement was made, and rent rates have also risen by a very small amount—by only one anna an acre or 11 per cent.

3. So far as ryots are concerned the Settlement Officer proposes to enhance their present payments by—

—17 per cent	in the case of	malik-makbuzas.
—13	"	" absolute occupancy tenants.
—16	"	" occupancy tenants.
—7	"	" ordinary tenants.

The resulting all-round rate will be 12 annas an acre—or 24 per cent in excess of that ruling when the current Settlement was made. *Primā facie* his proposals appear to be decidedly too lenient, and an examination of the mahal assessment has convinced me that in many cases the rates adopted are rather lower than they might fairly have been. It is true that the rates proposed by the Settlement Officer were lowered in the case of some villages; but in all of them the enhancements now worked out are sufficiently substantial. Where I erred was in not recommending the enhancement of some rates when I recommended the reduction of others. It is however, to be observed, that the rental enhancement would have been considerably larger had not extensive reductions been made in some villages where existing rents were plainly excessive. And moreover, it is quite clear that over parts of the tracts rents were at last Settlement very much higher than they should have been, and that the rise in prices which has taken place has simply availed to enable the ryots to quit themselves of their obligations and furnishes no ground for now adding to them. While then I consider that the Settlement Officer's rental proposals are distinctly moderate, I beg to recommend them for sanction.

4. Taking the group as a whole the assessment of last Settlement absorbed 76 per cent of the assets, and many villages were very grossly over-assessed. Transfers have been numerous. The income of the malguzars will be larger by 45 per cent than it was at last Settlement, but owing to the reduction in the proportion of revenue assets the possible enhancement in revenue falls far short of this. Indeed the Settlement Officer's gross revenue proposed exceeds the present revenue by 17 per cent only, falling on the assets at 61 per cent. I consider that in such a case as the present, where Government is handing over to the proprietors large portion of the share which would have fallen to it under a procedure similar to that of last Settlement, we should exact with some strictness the reduced share which is authorized by the present rules, and should not take less save in cases where there are substantial reasons for exceptional leniency. I have therefore, recommended numerous additions to the Settlement Officer's jamas, which though severally of small amount will, if sanctioned, bring the gross enhancement up to 21 per cent on the present demand.

5. The Settlement Officer has intimated to me that he omitted from oversight to mention in his notes on Mauzah Wargaon (No. 88) the claims of the thekadars to the protected status: his family has held for three generations. The grant of this status is also recommended in the case of the thekadar of Bidhora (No. 20).

J. B. FULLER,

Commr. of Settlts, & Agriculture.

As fixed at last Settlement.	At present.	Detail of changes.	Detail of balances.		
			Year.	Amount.	How disposed of.
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.				
23,618 0 0	24,110 15 2	Addition of Rs 492-15-2 on account of resumed mnafl.			

At Settlement.		At present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5

Soil class.	Wheat land.								Bari.			Sugar-cane.	Mutafarakat.		Total.
	Ordinary	Khari.	Lavan.	Pathar.	Wahuri.	Ran.	Pandhan.	Irrigable Khari	Irrigable.	Irrigable.	Barani.		Khari.	Ordinary.	
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
Kali, II ...	27 73	9 00	7 61	44 34	
Moraud, I ...	5,310 09	116 48	30 75	218 08	315 26	403 86	1 00	37 44	5 99	1 00	...	7,030 50	
Morand, II ...	11,262 75	278 06	80 63	2,209 34	1,442 56	4,521 09	4 1	0 20	0 88	52 88	4 21	0 20	...	21,859 75	
Khardi ...	1,952 34	85 17	11 36	330 18	342 96	943 90	0 43	5 25	...	63 11	12,114 83	
Betari	56 28	56 28	
Bardi	1,477 17	1,475 17	
Total ...	22,082 61	488 71	130 35	2,787 57	2,130 78	5,868 87	4 88	0 30	1 88	90 32	15 45	1 80	63 11	45,582 87	

	Wheat.	Rice.	Juari.	Linseed.	Gram.	Tur.	Cotton.	Til.	Lac.	Sugar- cane.	Pulse.	Garden produce.	Juari Tur.	Cotton Tur.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At Settlement ...	10,908·56	1·25	4,691·74	4,677·41	336·21	312·95	1,268·78	55·10	121·05	16·32	144·75	4·75	13,856·15	5,798·84
At present ..	8,649·70	62·79	2,394·80	8,000·93	455·00	70·27	2,722·57	2,279·59	662·80	5·22	275·42	1,162·37	6,936·08	9,951·06

	Other crop.	Total.	Double crop- ped.	Cropped area.
	Acres.	Acres.	Acres.	Acres.
At Settlement ...	586·07	42,779·59	...	42,779·59
At present	43,618·76	48·74	43,570·02

V.—Details of group area.

	Occupied area.						Use-occupied area				Area irrigated.			Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of plough cattle.	
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than 3 years.	Total area occupied.	Groves.	Tree forest.	Scrub, jungle and grass.	Under water, hill and rock, covered by roads and buildings.	Total area un-occupied.	Total area of group.	From tanks.	From other sources.					Total.
	Under crop.	Fallow of 3 years or under.	Total.															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.				
At present	43,570.06	2,012.85	45,582.87	12,301.06	59,883.93	17.42	2,363.30	7,984.00	6,376.77	16,631.49	74,565.42	...	91.56	91.56	33	...	1,941	3,883
Percentage on total area of areas in cols. 4, 6 and 15	61	...	78	116.50 S. M.
Compare entries of last Settlement for columns 2, 4, 12, 15, 16, 17, 18 and 19	42,779.59	1,149.20	43,923.79	7,886.01	51,814.80	21,506.87	73,321.67	63.53	106

595 71 Government property.

VI.—Details of holdings.

	Held by malguzara.				Held by malik- malkuzas.		Held by revenue free grantees.		Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by tenants of superior class in ordinary tenant right.		Held by ordinary tenants.		Held rent free or by privileged tenants.		Total occupied area (to agree with column 6 of Statement V.)
	As sir.	Other than sir.	Total.	Area of total leased.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	As grant from malguzars.	In lieu of service.	Acres.	Acres.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
	Acres.	Acres.	Acres.	Acres.		Acres.		Acres.		Acres.		Acres.	Acres.		Acres.	Acres.	Acres.	Acres.	
At present	8,158-00	1,986-29	10,144-38	1,432-65	125	2,231-23	29	379-00	422	10,795-16	759	16,456-65	2,647-93	635	14,309-04	108-93	812-59	57,883-33	
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	18	...	...	...	...	...	...	19	...	24	...	...	25	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	7,493-06	...	7,493-06	...	...	1,365-28	...	1,267-93	...	14,130-84	...	3,675-51	...	...	23,468-87	87-75	365-80	51,814-80	

VII.—Details of malik-makbuzas' and tenants' payments.

	Tenants.					Total.
	Malik-makbuzas.	Absolute occupancy.	Occupancy.	Ordinary.		
1	2	3	4	5	6	
1 At last Settlement	Rs. a. p. 1,301 13 3	Rs. a. p. 9,700 12 6	Rs. a. p. 2,415 1 0	Rs. a. p. 12,757 7 9	Rs. a. p. 24,903 5 3	
2 Incidence per acre	0 15 3	0 10 3	0 10 6	0 8 9	0 9 8	
3 At present	1,649 9 1	7,931 2 9	11,213 15 10	10,437 8 0	20,682 10 7	
4 Incidence per acre	0 12 1	0 11 9	0 10 11	0 9 10	0 10 8	
5 As proposed	1,932 0 0	8,943 4 0	13,062 4 0	11,143 0 0	33,153 8 0	
6 Incidence per acre	0 14 2	0 13 3	0 12 8	0 10 6	0 12 0	
7. Increase per cent of proposed over present payments	+17 c. p.	+13 p. c.	+16 p. c.	+7 p. c.	+12 p. c.	
8. Compare as deduced from rates	1,999 14 0	9,075 14 0	12,992 8 0	9,419 9 0	31,487 15 0	

VIII.—Details of siwai income.

Source.	Amount at former Settlement.	Amount in present Settlement.	Amount assumed as average.	Remarks.
1	2	3	4	5
	Rs. 278	Rs. a. p. 979 2 0	Rs. 655	

IX.—Details of annual value of sir, khudkasht and land held by privileged tenants.

Sir and khudkasht.		Area cultivated by malik-makbuzas.		Area held by privileged tenants.		Total rental value columns 1, 3 and 4.		Valuation adopted.	
Area leased out.	Compare rent actually paid to malik-makbuzas' holdings.	Rental value at rates adopted for valuation of tenants' holdings.	Rs. a. p.	Rental value at rates adopted for valuation of tenants' holdings.	Compare rent actually paid.	Rs. a. p.	Total rental value columns 1, 3 and 4.	For sir and khudkasht.	For area held by privileged tenants.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1,300 10 0	2,510 3 3	8,196 10 0	307 7 0	...	9,813 11 0	9,862 0 0	358 0 0		
0 14 0	1 10 10	0 15 2	0 5 4	...	0 14 2	0 15 7	0 6 3		

X.—Total estimated enhanced income.

Compare as at last Settlement.		Compare as at last Settlement.		Compare as at last Settlement.		Compare as at last Settlement.		Compare as at last Settlement.	
Payments of malik-makbuzas as proposed.	Payments of tenants as proposed.	Annual value of sir, khudkasht and land held by privileged tenants.	Sivai receipts.	Total.	Cash rental.	Estimated value of sir, khudkasht and land held by tenants, with rate of valuation per acre.	Sivai receipts.	Total.	Total.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1,932 0 0	33,153 8 0	10,220 8 0	655 0 0	45,960 8 0	20,205 2 0	0 9 8	278 0 0	0 31,648 13 6	

XI—Assessment proposals and comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (column 9 of Statement X).	Percentage of proposed revenue on total estimated enhanced income (column 5 of Statement X).	Analysis of income on which assessment based.			
				Present cash receipts (line 3 of Statement VII. col. 4 of Statement VIII and cols. 2 and 5 of Statement IX)	Resulting from valuation.		
					Rental valuation of sir and khudkasht excluding actual cash receipts (i. e. col. 7 of Statement IX, minus col. 2.)	Rental value of land held by privileged tenants, excluding cash receipts (i. e., col. 8 of Statement IX, minus col. 5.)	Rent enhancements proposed (difference between line 5. and line 3, cols 2. and 6 of Statement VII.)
1	2	3	4	5	6	7	8
Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
24,110 15 2 Not realizable. 1,053 3 4	28,230 0 0 2,350 0 0 [Sanctd 28,856-8-0.]	76	61 [Sanctd. 63]	34,896 6 11	7,351 12 9	358 0 0	3,853 4 4

XII

Actual increase (+) or decrease (—) of proposed on present revenue.	Compare increase (+) or decrease (—)					Compare increase (+) or decrease (—) per cent in		Incidence per acre in cultivation of	
	In proposed cash rental (Columns 1, 2, and 6 of Statement X.)	In valuation of sir, khudkasht and privileged land (Columns 3 and 7 of Statement X.)	In siwai income (Column 4 and 8 of Statement X.)	Net increase or decrease.	Increase (+) or decrease (—) per cent of proposed revenue over present revenue.	Area in cultivation (Column 4 5 and 9 of Statement V.)	Estimated income (Columns 4 5 and 9 of Statement X.)	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
4,119 0 10 [Sanctd 4,745-8-10]	8,880 5 6	5,054 5 0	377 0 0	14,311 10 6 [Sanctd.]	17 19]	+3 Occupied area. +11	45	0 8 9	0 9 11

XIII.

Distribution of revised revenue between malik-makbuza and malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [Column 5 of Statement X, minus column 1.]
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
1,932 0 0	1,708 0 0	224 0 0	11	26,522 0 0 [Sanctd. 27,208 8 0]	60 62]

Extract from the Proceedings of the Chief Commissioner, Central Provinces, in the Revenue Department, No. 3820, dated the 12th October 1892.

READ—Report by the Settlement Officer, Nagpur, submitting proposals for the re-assessment of the Takalghat group, in the Nagpur Tahsil of that District, and letter No. 6756, dated the 10th August 1892, from the Commissioner of the Division forwarding the Report.

READ ALSO—Memorandum No. 2423—147, dated the 29th August 1892, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

RESOLUTION.

The group, which lies in the valley of the Warma, comprises 92 villages covering an area of nearly 119 square miles of which, however, 2 square miles consist of Government Forest. The tract is intersected by low hills and ridges and includes villages of decidedly heterogeneous character. The good and bad portions are, the Settlement Officer explains, so intermixed that his original idea of sub-dividing the tract into 2 groups had to be abandoned. Much of the land is of poor type and in classing only a quarter of its area as incapable of bearing wheat, the Settlement Officer has, the Settlement Commissioner holds, not erred in the direction of under-classing. Of the cropped area, however, no less than 73 per cent. is under wheat, cotton and oilseeds, all of which are most valuable export crops. The group is undoubtedly well-situated for the disposal of its produce and the malguzars are described as a substantial lot of men, who, if they have not done very much for their villages, yet have not directly oppressed their tenants.

The prosperity of the latter class varies from village to village with the productive power of the land, but rental arrears are practically unknown.

2. The assets recorded at last Settlement were :—

			Rs.	a.	p.
Rents	...	...	26,205	2	6
Value of Sir	...	...	5,165	11	0
Siwai	...	...	278	0	0
Total	...	...	31,648	13	6

On this a revenue of Rs. 23,618, was assessed, which absorbed 75 per cent. of the assets. It has now risen to Rs. 24,110-15-2, owing to muafi resumptions.

3. There has been very little spontaneous development in this group during the 30 years which have elapsed since the current Settlement was made. Cultivation has expanded only 10 per cent., and the all-round rent-rate has also risen by a small amount, *i. e.*, by only one anna an acre or 11 per cent. So far as ryots are concerned, the Settlement Officer proposes to enhance their present payments by 12 per cent. which will raise the rents of absolute occupancy tenants by 13 per cent., those of occupancy tenants by 16 per cent. and those of ordinary tenants by 7 per cent. The resulting all-round rate will be only 12 annas an acre or 24 per cent. in excess of that ruling when the current Settlement was made. The Settlement Commissioner argues that *prima facie*, these proposals are too lenient, and he gives reasons for the supposition that some of the Mahalwar unit-rates were fixed lower than they might fairly have been. It is, however, demonstrated that the net rental enhancement would have been much larger, had not extensive reductions been made in some villages where the pitch of existing rents was plainly excessive, and it would, moreover, appear that in some villages rents were fixed at last Settlement higher than they should have been. The Chief Commissioner considers that the rental proposals are very

moderate, but in view of the facts above stated, he sanctions them as they stand. The enhancement of malik-makbuza payments by 17 per cent. is also approved.

4. The malguzar's home-farm has increased from 7,493 to 10,144 acres, or by 35 per cent., and its valuation by the Settlement Officer at Re. 0-15-7 per acre, is by no means excessive and calls for no remarks. The income from Siwai is not large in this group, and in fixing an average a considerable drawback has been granted on the amount ascertained at the time of attestation.

5. The revised assets will be :—

		Rs.	a.	p.
Revenue assessed on malik-makbuza lands	...	1,932	0	0
Rents of tenants	...	33,153	8	0
Value of land held by malguzars and privileged tenants	...	10,220	0	0
Siwai	...	653	0	0
Total	...	45,960	8	0

which exceed the assets of last Settlement by 45 per cent. The aggregate of village jamas proposed by the Settlement Officer is Rs. 28,230, falling at 61 per cent. of the revised assets, whereas 76 per cent. was assessed at last Settlement. The increment of revenue is thus only 17 per cent., whereas the malguzari income has expanded 45 per cent., and it is also noticed that by far the larger portion of the proposed increase in Revenue is covered by rent enhancement now imposed. In some cases the jamas proposed by the Settlement Officer are inadequate and the Chief Commissioner has sanctioned additions aggregating Rs. 725-8-0. On the other hand reductions amounting to Rs. 99 have been made in cases where the Settlement Officer has exceeded the sanctioned limit. No more than 65 per cent. of the assets can be taken in any case, no matter what the existing jama may be. The sanctioned kamil jama of the group will be Rs 28,856-8-0, which represents an increase of only 20 per cent. over that of the present day.

6. The Settlement Commissioner recommends the grant of a protected status to the lessee of Ridhora (No. 20), but the Settlement Officer is averse to its being conferred and from what he writes the Chief Commissioner thinks that it should be withheld. If, however, the Settlement Commissioner has any special reasons to offer for awarding it, Mr. MacDonnell will be glad to consider them. The claims of the lessee of Mauzah Wargaon (No. 88), to the status, will be considered on receipt of the separate communication promised.

7. Subject to any orders which may be received from the Government of India, the assessment as now revised is sanctioned up to June 30th, 1913.

[True Extract]

L. S. CAREY,

Secretary to the Chief Commissioner,

Revenue Department.

3

No. 3821.

Dated Nagpur, the 12th October 1892.

Copy forwarded to the Settlement Commissioner for information, with a request that after the announcement of the revised rents and jamas a tabular statement in the usual form be submitted to this office.

L. S. CAREY,

*Secretary to the Chief Commissioner,**Revenue Department.*

No. 5168.

FROM

H. H. PRIEST, Esq., I. C. S.,

SECRETARY TO THE CHIEF COMMISSIONER,

REVENUE DEPARTMENT,

Central Provinces,

TO

THE COMM. OF SETTLEMENTS AND AGRICULTURE,

Central Provinces.

Dated Nagpur, the 4th November 1893.

SIR,

In continuation of this Administration's Resolution No. 3820, dated the 12th October 1892, I am directed to forward a statement giving details of the revised assessments of the Takalghat Group in the Nagpur tahsil of the Nagpur district.

I have the honour to be,

Sir

Your most obedient Servant,

H. H. PRIEST,

Secretary to the Chief Commissioner,

Revenue Department.

**Detail of revised Assots and Revenue of the Takalghat Group of the Nagpur tahsil
in the Nagpur district.**

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
1	Jasapur ...	...	158 0	366 0	34 0	558 0	724 0	470 0	65	65	71
2	Ashta Mahal I ...	51 0	214 8	424 0	6 0	644 8	860 8	520 0	60	58	62
	Do. II ...	...	54 0	155 0	10 0	219 0	349 0	200 0	57	57	
	Do. III ...	...	107 0	237 0	...	344 0	392 0	230 0	59	59	
3	Warmajra Mahal I...	...	36 0	80 0	14 0	130 0	136 0	85 0	62	62	75
	Do. II...	...	33 0	66 0	5 0	104 0	136 0	85 0	62	62	
	Do. III...	...	18 0	49 0	20 0	87 0	173 0	110 0	64	64	
	Do. IV...	...	38 0	93 0	...	131 0	142 0	90 0	63	63	
4	Tamaswari Mahal I...	...	23 0	80 0	2 0	105 0	105 8	65 0	62	62	82
	Do. II...	...	4 8	68 8	13 0	86 0	91 4	55 0	62	62	
	Do. III...	4 0	64 8	22 0	3 0	89 8	93 12	60 0	63	62	
	Do. IV...	...	51 8	17 8	0 4	69 4	69 8	45 0	65	65	
5	Abbaspur ...	17 0	...	35 0	45 0	80 0	353 0	230 0	65	64	68
6	Dahli ...	70 0	80 0	233 8	140 0	453 8	830 8	560 0	67	65	93
7	Kharda ...	7 0	...	433 0	344 8	777 8	875 8	540 0	62	62	68
8	Chichkot ...	...	...	21 8	31 0	52 8	139 8	90 0	65	65	196
9	Sonegaon Khurd ...	13 0	289 8	165 4	87 8	542 4	810 4	520 0	64	64	77
10	Mohogaon ...	22 0	49 0	55 0	102 8	206 8	424 8	275 0	65	63	82
11	Kantha ...	4 0	241 8	456 8	78 0	776 0	814 0	525 0	64	64	88
12	Chicholi ...	...	27 0	51 0	152 8	230 8	351 8	200 0	57	57	146
13	Chimnajhari ...	5 0	106 0	111 8	114 8	332 0	437 0	265 0	61	61	106
14	Tembhri Mahal I ...	45 0	70 8	27 0	17 0	114 8	213 8	125 0	59	53	63
	Do. II ...	30 0	23 0	58 0	13 0	94 0	195 0	115 0	59	55	
15	Alagondi ...	13 0	110 8	164 0	253 0	527 8	668 8	400 0	60	60	85
16	Rama ...	68 0	178 8	264 0	326 12	769 4	981 4	645 0	65	64	87
17	Pohi Mahal I ...	5 0	...	27 0	20 8	47 8	78 8	50 0	64	62	72
	Do. II ...	...	...	25 0	26 4	51 4	58 12	35 0	59	59	
	Do. III ...	...	...	14 8	13 8	28 0	55 8	32 0	58	58	

**Detail of revised Assets and Revenue of the Takalghat Group of the Nagpur tahsil
in the Nagpur district.—(Contd.)**

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage	
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as assessed.	Percentage of assets for settlement.
1	2	3	4	5	6	7	8	9	10	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.		
18	Wargaoon Khurd Mainul I...	...	...	18 8	25 8	44 0	65 8	35 0		
	Do. II...	...	...	10 0	36 0	46	49 0	25 8		133
	Do. III...	...	...	8 0	29 8	27 8	40 8	23 0		
19	Rahimapur	...	...	...	18 0	18 0	51 0	30 0		100
20	Ridhora	...	80 0	827 0	315 0	85 0	1,227 0	1,384 0	900 0	79
21	Kinhalmakri	...	5 0	151 0	261 8	134 0	546 8	747 0	450 0	85
22	Kinhalgaoon	...	7 0	36 0	71 0	...	107 0	361 0	235 0	99
23	Rahimabad	...	15 8	133 0	65 8	...	108 8	449 12	275 0	57
24	Jaipur	...	46 0	102 0	162 0	42 0	306 0	657 0	450 0	90
	Mhasala	...	...	256 0	1 0	20 4	286 4	382 4	225 0	57
	Khapri Buzurg	...	44 0	46 8	126 12	125 8	298 12	388 12	260 0	80
	Wathora	...	37 0	124 0	54 0	212 8	390 8	602 8	370 0	61
	Sonegaon Mahal I...	...	69 0	301 0	269 8	85 0	655 8	811 8	535 0	} 82
	Do. II...	...	44 0	263 8	181 0	182 8	627 0	733 0	480 0	
29	Pipardol	...	...	29 0	165 0	133 0	327 0	402 0	235 0	81
30	Jangeshwar	...	4 0	20 0	75 0	126 0	221 0	305 8	185 0	71
31	Borkhori	...	29 0	12 0	136 0	94 0	242 0	360 0	225 0	111
32	Bamhni	...	9 0	148 0	127 0	192 8	467 8	742 8	440 0	59
33	Tarsee	...	7 0	75 8	74 0	218 0	367 8	575 8	365 0	96
34	Ohawalpeth	...	...	1 8	27 8	133 8	162 8	209 8	125 0	98
35	Nawegaon	...	...	47 0	52 4	77 8	176 12	302 12	195 0	91
36	Dudha	...	11 0	106 8	172 0	199 0	477 8	715 8	430 0	73
37	Mangli	...	...	122 0	259 12	98 8	480 4	848 4	525 0	85
38	Ghogli	...	4 0	49 0	97 0	65 0	211 0	341 0	200 0	65
39	Bhansoli	...	135 12	100 0	238 8	161 0	499 8	796 4	530 0	76
40	Kaladgaon	...	175 0	112 0	489 8	118 0	719 8	1,081 8	760 0	89
41	Wargaon	...	49 0	52 0	93 0	158 0	303 0	551 0	360 0	92
42	Saongi	...	...	113 0	215 0	155 0	483 0	796 0	515 0	89

Detail of revised Assets and Revenue of the Takalghat Group of the Nagpur tahsil
in the Nagpur district.—(Contd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage by—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Ra. a.	Rs. a.			
43	Asola ...	22 4	73 0	239 0	361 8	673 8	860 12	525 0	61	60	77
44	Goreghat ...	...	36 0	33 0	38 0	107 0	186 0	110 0	59	59	83
45	Mahasala ...	39 0	43 4	35 0	113 4	191 8	327 8	200 0	61	58	69
46	Khairi Khurd ...	...	...	76 0	180 0	256 0	521 0	310 0	60	60	68
47	Kohra ...	14 0	16 0	33 0	171 8	220 8	274 8	170 0	61	59	140
48	Junapani ...	...	6 0	19 0	110 0	135 0	147 0	80 0	54	54	133
49	Murharpur ..	...	37 0	65 0	78 0	180 0	205 0	115 0	56	56	57
50	Dongargaon ...	16 0	...	5 0	106 4	111 4	157 4	90 0	57	54	85
51	Gopalpur ...	19 0	33 0	158 0	24 8	215 8	235 8	150 0	64	62	75
52	Injholi ...	...	14 0	197 0	86 0	297 0	297 0	160 0	54	54	5
53	Sonoli ...	63 0	22 0	97 0	48 0	167 0	232 0	130 0	56	50	1
54	Khairi Buzurg Mahal I	13 0	...	...	33 0	33 0	56 0	35 0	62	55	11
	Do. do. II.	18 0	...	20 0	101 8	121 8	153 8	100 0	65	62	
55	Bir Ganeshpur ...	...	...	...	69 8	69 8	175 8	95 0	54	54	...
56	Rui Mahal I.	...	4 0	17 0	17 0	38 0	88 0	50 0	57	57	11.
	Do. do. II.	10 0	...	40 0	64 8	104 8	181 8	115 0	63	62	
57	Dewapur do. I.	4 0	35 0	67 0	...	102 0	124 0	70 0	56	55	58
	Do. do. II.	..	31 0	73 0	7 0	111 0	191 0	105 0	55	55	
58	Khapa ...	10 0	106 8	72 0	41 0	219 8	309 8	125 0	60	59	63
59	Takalghat Mahal I.	100 0	52 0	31 0	1 8	84 8	276 8	190 0	69	57	66
	Do. do. II.	73 8	167 0	...	...	167 0	252 8	175 0	69	60	
	Do. do. III.	137 0	360 8	213 0	151 0	724 8	1,038 0	700 0	67	60	
	Do. do. IV.	5 8	108 0	15 0	...	123 0	130 8	85 0	65	56	
60	Murjhari do. I.	...	96 0	28 0	28 0	152 0	177 0	110 0	62	62	64
	Do. do. II.	...	35 0	112 0	60 0	207 0	232 0	140 0	60	60	
61	Khapri ...	3 0	178 0	320 0	266 8	764 8	944 8	600 0	64	63	71
62	Bothli ...	3 0	25 0	127 0	136 0	288 0	379 0	245 0	65	64	76

Detail of revised Assets and Revenue of the Takalghat Group in the Nagpur tahsil
of the Nagpur district.—(Contd.)

Serial Number.	Name of Village and Mahal.	Payments of Malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1		3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
63	Deoli ...	...	...	...	88 0	88 0	340 0	225 0	66	66	42
64	Pipri ...	...	24 0	...	116 0	140 0	313 0	200 0	64	64	70
65	Masalkund ...	...	...	8 0	64 0	72 0	143 0	88 0	62	62	98
66	Borgaon Mahal I.	...	8 8	17 8	91 0	117 0	136 0	80 0	59	59	104
	Do. do. II.	...	21 0	17 0	86 0	124 0	150 0	90 0	60	60	
67	Khapri Markanday...	...	33 0	24 0	168 8	225 8	395 8	250 0	63	63	90
68	Sheonala ...	...	...	30 0	56 0	86 0	169 0	95 0	56	56	62
69	Kinhi Khurd ...	...	...	...	7 0	7 0	333 0	205 0	61	61	63
70	Bhansoli ...	...	9 0	33 0	107 0	149 0	365 0	215 0	59	59	67
71	Amgaon ...	...	59 0	30 0	65 0	154 0	154 0	100 0	65	65	86
72	Gangapur ...	1 0	10 0	37 0	27 8	74 8	91 8	55 0	60	60	74
73	Mandwa Mahal I.	...	...	3 0	136 0	139 0	259 8	155 0	60	60	88
	Do. do. II.	24 0	39 0	47 0	63 8	149 8	230 0	145 0	63	60	
74	Wateghat ...	3 0	...	60 0	46 0	106 0	174 0	105 0	60	60	73
75	Umri ...	...	...	119 0	188 0	307 0	386 0	220 0	57	57	67
76	Sukli (Malguzari) ...	...	...	...	6 0	6 0	189 0	120 0	63	63	101
	Do. waste land plot.	...	...	...	...	...	40 0	25 0	52	52	
77	Kinhi Buzurg ...	...	73 0	39 0	270 0	332 0	439 0	265 0	60	60	66
78	Tembhri ...	35 0	...	59 0	85 0	144 0	356 0	210 0	59	56	83
79	Kirmati ...	...	43 0	267 8	244 0	554 8	574 8	315 0	55	55	49
80	Pohi Mahal I.	...	37 0	16 0	194 4	247 4	276 12	180 0	65	65	96
	Do. do. II.	...	26 0	24 0	77 0	127 0	205 12	130 0	63	63	
	Do. do. III.	24 0	35 0	103 0	25 0	163 0	190 12	120 0	63	60	

**Detail of revised Assets and Revenue of the Takalghat Group in the Nagpur tahsil
of the Nagpur district.—(Concl'd.)**

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
81	Salai Mahal I.	...	47 0	151 0	18 0	246 0	286 8	180 0	64	64	75
	Do. do. II.	...	46 4	148 0	100 0	294 0	307 8	190 0	62	62	
82	Dhaba do. I.	...	73 0	95 0	24 0	192 0	242 0	155 0	64	64	86
	Do. do. II.	...	76 0	53 0	85 0	214 0	256 0	160 0	62	62	
83	Madnapur do. I.	...	12 0	101 0	54 0	167 0	226 8	135 0	60	60	79
	Do. do. II.	...	18 0	...	189 0	207 0	253 8	150 0	59	59	
84	Khapri Peth ...	...	24 0	54 0	137 0	215 0	235 0	120 0	51	51	53
85	Deoli Peth ...	2 0	15 0	33 0	38 0	86 0	193 0	120 0	60	60	94
86	Datala ...	...	42 0	201 0	91 0	334 0	443 0	265 0	60	60	66
87	Menkhat Mahal I.	...	43 0	98 0	11 0	152 0	154 0	100 0	65	65	85
	Do. do. II.	...	49 0	61 8	49 12	160 4	166 4	105 0	63	63	
88	Wargaon ...	24 0	450 0	374 8	178 8	1,003 0	1,129 0	740 0	66	65	74
89	Kanholi ...	68 0	108 0	78 0	118 8	304 8	450 8	295 0	65	61	73
90	Dhanoli Mahal I.	74 0	207 8	370 8	163 0	741 0	1,020 0	643 0	63	61	60
	Do. do. II.	...	175 0	45 0	...	220 0	220 0	130 0	59	59	
91	Gondni do. I	...	56 0	65 8	12 0	73 8	133 8	86 0	65	65	105
	Do. do. II.	...	...	136 4	...	136 4	136 4	88 0	65	65	
92	Largaon ...	8 8	337 8	267 0	197 0	801 8	844 0	549 0	65	65	88
GRAND TOTAL ...		1,939 0	8,909 12	12,923 4	10,776 8	32,609 8	46,075 8	28,849 8	62	60	76

Final revised list of Revenue for the *Nagpur* Group of the **1073**
Nagpur Tahsil of the Nagpur District, "vide Chief Commissioner's
Resolution No. 1792, dated the 13th April 1895."

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
1	Jasapur ...	470	435	35
2	Ashta, Mahal I ...	520	520	...
	Do., do. II ...	200	200	...
	Do., do. III ...	230	230	...
3	Warmajra, Mahal I ...	85	80	5
	Do., do. II ...	85	80	5
	Do., do. III ...	110	105	5
	Do., do. IV ...	90	85	5
4	Tamaswari, Mahal I ...	65	65	...
	Do., do. II ...	55	55	...
	Do., do. III ...	60	55	5
	Do., do. IV ...	45	45	...
5	Abbaspur ...	230	215	15
6	Dahli ...	560	520	40
7	Kharda ...	540	525	15
8	Chichkot ...	90	85	5
9	Surgaon Khurd ...	520	490	30
10	Mohogaon ...	275	260	15
11	Kantha ...	525	490	35
12	Chic oli ...	200	200	...
13	Chimnajhari ...	265	260	5
14	Tembhri, Mahal I ...	125	125	...
	Do., do. II ...	115	115	...
15	Alagondi ...	400	400	...
16	Rama ...	645	610	35
17	Pohi, Mahal I ...	50	45	5
	Do., do. II ...	35	35	...
	Do., do. III ...	32	32	...
18	Wargaon Khurd, Mahal I...	35	35	...
	Do., do. II...	25-8	25-8	...
	Do., do. III...	23	23	...

Takalghat Group of the Nagpur Tahsil.—(Contd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
19	Rahimapur	30	30	...
20	Ridhora	900	855	45
21	Kinhalmakri	450	450	...
22	Kinhalgaon	235	235	...
23	Rahimabad	275	275	...
24	Jaipur	450	450	...
25	Mhasala	225	225	...
26	Khapri Buzurg	260	245	15
27	Wathora	370	370	...
28	Sonegaon, Mahal I	535	505	30
	Do., do. II	480	455	25
29	Pipardol	235	235	...
30	Jangeshwar	185	185	...
31	Borkheri	225	225	...
32	Bamhni	410	440	...
33	Tarsee	365	350	15
34	Dhawalpeth	125	125	...
35	Nawegaon	195	180	15
36	Dudha	430	430	...
37	Mangli	525	510	15
38	Ghogli	200	200	...
39	Bhansoli	530	515	15
40	Kaladgaon	760	760	...
41	Wargaon	360	345	15
42	Saongi	515	475	40
43	Asola	525	525	...
44	Goreghat	110	110	...
45	Mahasala	200	200	...
46	Khairi Khurd	310	310	...
47	Kohra	170	170	...
48	Junapani	80	80	...
49	Murharpur	115	115	...

Final revised list of Revenue for the *Takalghat* Group of the *Nagpur* Tahsil of the Nagpur District, "vide Chief Commissioner's Resolution No. 1792, dated the 13th April 1895." 1080

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
50	Dongargaon ...	90	90	...
51	Gopalpur ...	150	145	5
52	Injholi ...	160	160	...
53	Soneli ...	130	130	...
54	Khairi Buzurg, Mahal I ...	35	35	...
	Do., do. II ...	100	95	5
55	Bir Ganeshpur ...	95	95	...
56	Rusi, Mahal I ...	50	50	...
	Do., do. II ...	115	110	5
57	Dewapur, Mahal I ...	70	70	...
	Do., do. II ...	105	105	...
58	Khapa ...	185	185	...
59	Takalghat, Mahal I ...	190	190	...
	Do., do. II ...	175	175	...
	Do., do. III ...	700	700	...
	Do., do. IV ...	85	85	...
60	Murjhari, Mahal I ...	110	105	5
	Do., do. II ...	140	140	...
61	Khapri ...	600	565	35
62	Bothli ...	245	225	20
63	Deoli ...	225	225	...
64	Pipri ...	200	200	...
65	Masalkund ...	88	85	3
66	Borgaon, Mahal I ...	80	80	...
	Do., do. II ...	90	90	...
67	Khapri Markandi ...	250	235	15
68	Sheonala ...	95	95	...
69	Kinhi Khurd ...	205	200	5
70	Bhansoli ...	215	215	...
71	Amgaon ...	100	100	...
72	Gangapur ...	55	55	...

Takalghat Group of the Nagpur Tahsil.—(Concl'd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
73	Mandwa, Mahal I ...	155	155	...
	Do., do. II ...	145	145	...
74	Wateghat ...	105	105	...
75	Umri ...	220	220	...
76	Sukli (Malguzari) ...	120	110	10
	Do. (waste land plot) ...	25	25	...
77	Kinbi Buzurg ...	265	265	...
78	Fembhri ...	210	210	...
79	Kirmati ...	315	315	...
80	Pohi, Mahal I ...	180	180	...
	Do., do. II ...	130	125	5
	Do., do. III ...	120	120	...
81	Salai, Mahal I ...	180	175	5
	Do., do. II ...	190	185	5
82	Dabha, Mahal I ...	155	145	10
	Do. do. II ...	160	155	5
83	Madnapur, Mahal I ...	135	135	...
	Do., do. II ...	150	150	...
84	Khapri Peth ...	120	120	...
85	Deoli Peth ...	120	120	...
86	Datala ...	265	265	...
87	Menkhat, Mahal I ...	100	90	10
	Do., do. II ...	105	100	5
88	Wargaon ...	740	685	55
89	Kanholi ...	295	290	5
90	Dhanoli, Mahal I ...	643	630	13
	Do., do. II ...	130	130	...
91	Gondni Mahal I ...	86	86	...
	Do., do. II ...	88	88	...
92	Largaon ...	549	549	...
	Total ...	28,849-8	28,133-8	716

RENT-RATE REPORT FOR THE BORI GROUP OF THE NAGPUR TAHSIL.

The Bori group occupies that portion of the Bori pergana which falls in the Nagpur tahsil.

Position and boundaries of the group. It is bounded on the north by the Nagpur group of the Nagpur pergana, on the east by the Titur and Chinnajhari groups of the Umrer tahsil, on the south and west by the Wunna river, which divides it from the Takulghat group, except from a point from Gumgaon northwards, where it is conterminous with the Hingna group at Kotewara and up to Dahigaon, and then just touches the Koradih group at Kalkuhi and Sewangaon.

Area and villages. The Bori group contains 60 villages divided into 70 mahals, it covers an area of 79 square miles, and it contains no Government forest. It is traversed from end to end by the G. I. P. Railway, and has Bori and Khapri Railway Stations within its limits.

2. The natural features of this group are somewhat different from those of any group. Natural features of the group in this tahsil.

The northern portion forms a part of the Nagpur-Kampti plain, except that the strip of land, west of the Railway line, is drained by the Wunna.

The southern portion is divided up by a ridge or broad saddle back along which the Railway line runs. This ridge, which one cannot perceive to be a ridge from the line itself, forms a water shed between the Wunna on the west and its tributary the Jhari nala on the east.

The land to the west of the line slopes gradually to the Wunna river, while to the east of the line there is a sudden drop into the valley of the Jhari nala, a strip of country between the high land on which the line runs and the hilly lands of the Umrer portion of this pergana constituting the Chinnajhari group.

The ridge of land up which the Railway line runs forms a connection between the low level of the Wunna river and the higher level of Nagpur, and is the only spot from the south by which Nagpur can be approached without encountering a single hill. It might almost have been designed by nature for the purpose.

The only break in this ridge occurs between Dongargaon and Pulsori, in the depression in which Jamtha lies, and it was down this incline that the Railway accident last year occurred. With the ascent from this depression at Pulsori, the Nagpur-Kampti plain is gained.

Several divisions of the group. The group is thus cut up into several portions. There is the portion on the outskirts of the Nagpur-Kampti plain, here the land is almost all wheat land and the country is drained by the Dhuriyapuriya nala and belongs to the Wainganga system; there is the portion west of the line and between it and the Wunna river, which is mostly high-lying and poor, except for a strip of good land at a short distance from the river's edge, extending from Sirur to Bori; there is the high-lying strip on which the line runs; and, lastly, there is the valley of the Jhari nala which contains a fair proportion of good soil and a substantial area of wheat land.

But, except for the area on the north on the Nagpur-Kampti plain, the group is intersected by a good deal of scrub and ridges, and cannot, in spite of its wheat land, rank quite with the best groups in point of fertility.

Population and Villages.

3. The group is rather thinly populated and the total population is only 10,502 or 133 to the square mile, and except for Bori itself it contains no villages of any importance.

Bori does a considerable amount of trade in grain from its position on the Railway, but its local industries of dyeing and weaving have much declined before the advance of foreign trade and machinery. Its population is 3,085 according to the recent census, and in addition to its ordinary trade it has a weekly bazaar which draws the population from some distance. Of the other villages Salai (525), Chikna (522), Rni (402), and Chichbhuwan (486) are the best on the Nagpur plain (and of these Salai has a considerable weekly bazaar), while Sirur (425) on the Wunna and Koilar (423) on the Jhari nala are substantial villages. There are 14 rith villages out of the total of 60.

Trade and Communications.

4. If the Bori group does not belong to the first rank in respect of its fertility, it is the only group in the tahsil, except Nagpur, which has a Railway station within its limits, it is also well off for roads as the old Chanda road comes down the centre of the group, and is crossed and recrossed by the Railway, while its eastern villages are served by the Bori-Umrer road, and those on the north-east by the Nagpur-Umrer road.

There is of course no trade to speak of within the group except at Bori, but the cultivator has the Nagpur market close, or if he prefers it can deal directly with the exporter at Bori

This group, therefore, takes quite the highest rank in point of trade facilities, and the cultivators can enjoy the advantages of the rise in prices to the fullest degree.

Distribution of Village areas.

5. The usual table showing the main heads of the village areas is contained below:—

	Occupied area.						Total area of group.	Area irrigated.	Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of plough-cattle.
	Area in cultivation.			Area out of cultivation in 1901-2 and 1902-3, or a third of the area of more than three years.	Total area occupied.	Total area unoccupied.						
	Under crop.	Fallow or three years or under.	Total.									
1	2	3	4	5	6	7	8	9	10	11	12	13
At present	29,381.20	2,801.52	32,182.72	9,759.91	41,953.63	8,472.31	50,424.94	103.72	13	...	805	11,610
Percentage on total areas of areas in cols. 4, 6 and 13 ... ..	...	...	64	...	83	...	79 sq. m.	...	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 12, 13, 10, 17, 18 and 19 ...	30,838.55	1,499.04	32,434.60	5,100.37	37,625.23	12,655.51	50,280.77	31.01	16	...	...	...

Of the total area 83 per cent. is occupied and 64 per cent. cultivated, and there has been an increase of 1.2 per cent. in the area occupied. It is clear, therefore, that the figures of cultivation according to last Settlement were untrustworthy, for they would show a small decrease in cultivation. In some villages the whole area then occupied was recorded as cultivated, which, from the circumstances of these villages, is impossible. Of course with the inclusion of poorer land in holdings there might be a larger proportion of waste or old fallow in holdings, but that none of the newly occupied land should be cultivated and a portion of the old cultivation be left fallow (a state of things which the figures imply) is too manifestly absurd to require contradiction. On the whole, I should estimate the increase in cultivation as about 10 per cent.

6. Of the area now occupied as much as 24 per cent. is waste or old fallow, a somewhat large proportion, and of the area in cultivation about 8 per cent. is now fallow.

This is partly due to the larger proportion of poor soil in the group, and partly to the small amount of kharif cultivation in the group. In the late dry season some of the poorer wheat land remained unsown.

7. Of the unoccupied area the bulk is scrub jungle and grass, and there is next to no tree forest. There cannot be much land still fit for cultivation; there is of course bardi land which might be cultivated, but it is of very poor quality as a rule.

8. Irrigation here is not of much importance, and there are only 48 irrigation wells at work in the group. There are reported to have been 80 wells at last Settlement.

There are some vegetable gardens at Chichbhuwan and a fair garden at Bela, also some irrigation in the low-lying land on the Wunna bank at Bori and the neighbouring villages to the west, and in Panjri Khurd the malguzar, an up-country Brahman, has diverted a nala and irrigated some of his fields, but this work dates from before Settlement.

9. The figures of ploughs and plough-cattle show a plough and a pair of bullocks to every 19 acres of cultivation, a rather moderate allowance with so much wheat land.

Soils.

10. The usual soil statement is given below :—

	Wheat land.							Bari.			Mutturkat.			Total.
	Ord'nary.	Khar.	Lawn.	Pathar.	Wahuri.	Ran.	Pan-dhya.	Irrig-ated.	Kharif Irrig-ated.	Bari-aid.	Suñar-cane.	Mutturkat.	Mutturkat-Kharif.	
Kali II ...	56'64	...	...	...	4'71	...	...	...	...	...	...	...	...	61'35
Morand I ...	2331'11	60'35	...	155'35	394'39	94'05	1'00	17'84	1'38	32'37	1'41	4'24	116'55	3111'44
Morand II ...	13333'36	165'10	76'35	1165'39	2295'71	1136'07	3'90	16'90	16'00	55'10	2'51	2'23	3042'81	21282'17
Kharidi ...	1375'04	27'54	...	59'21	94'76	73'56	...	67	...	14'10	2'37	...	5219'72	6914'21
Bardi ...	...	...	...	...	...	...	...	...	...	...	...	...	712'69	716'69
Retari ...	...	...	...	...	...	...	...	...	...	20	...	...	97'35	97'55
Total.....	17006'45	233'10	76'35	1311'18	2689'00	1363'59	4'00	35'40	18'32	102'07	24'92	6'47	9180'45	33152'72

11. The erratic soil classing of last Settlement reached a climax in this group, as the following comparison shows :—

			Percentage to occupied area.	
Soil.			As at present classified.	As classified at last Settlement.
Kali I	...	...	N/A.	9
Kali II	...	...	0'14	63
Morand I	...	...	7	} 17
Morand II	...	...	58	
Kharidi	...	...	29	5
Bardi	...	...	5'40	5
Retari	...	...	0'46	1
Total...			100	100

It is clear from this that the morand I, was classed at last Settlement as kali I, and that morand II, and even some of the kharidi fell into the kali II, class at last Settlement. Further comment is superfluous; it is no wonder if many villages were heavily over assessed at the last Settlement.

The ordinary tenants here hold 27 per cent. of the occupied area or 32 per cent. of the Ordinary tenants. tenant area, and are rather a large class.

This is merely a complement of an increase in the area occupied and abandonment of land by absolute occupancy tenants.

An area equal to 6 per cent. of the occupied area is held by protected tenants in ordinary rights.

18. Altogether the area held by protected tenants amounts to 46 per cent. of the occupied area or 55 per cent. of the tenant area, and it is larger than the area held by protected tenants at last Settlement by 64 per cent. So that the progress made by the protected classes is not unsatisfactory although not so large as in some of the more fertile groups.

19. The average size of tenants holdings in this group is—

Size of holdings.

Absolute occupancy, 20 acres.

Occupancy, 25 acres.

Ordinary, 23 acres.

The pressure of population on land is as yet so low in this group that holdings are very large. With smaller holdings the land would be better cultivated and far more productive.

20. I proceed to give a brief account of the proprietors and tenants of the group, dealing at the same time with transfers of land. The following table shows the castes of the proprietors and the number of mahals held by each caste :—

Castes and condition of proprietors.	No. of mahals.	Proprietors by whom held.	
		Number.	Caste.
	25	17	Brahmans.
	10	9	Mahrattas.
	3	2	Kunbis.
	6	2	Telis.
	5	3	Chitnavis.
	6	1	Rajputs.
	4	1	Pardeshi.
	3	2	Kallars.
	2	2	Gusains.
	2	4	Vidurs.
	1	1	Kayatsha.

The Kunbis are therefore nowhere in this group and the Brahmans are largely in the ascendant.

Among the principal proprietors of the group are :—

Ganesh Dixit Upadhya, who owns five villages, two of which are mokasa and one makta; Ranoji Naik of Kauras who owns Rui and another village acquired by purchase, this estate is under Court of Wards management and the villages are makta; Domansingh, also a ward of the Court, who owns six villages; Mahadaji Naik, Assistant Settlement Officer, who owns two villages; the Bhonsla estate which owns Chichbhawan as makta; the Chikna Telis, self-made men, who hold six villages; Ranchandra Rao Buti, who owns Bori.

This accounts for 23 out of the 60 villages of the group, but there are besides these six villages owned by pleaders, and several more by well-to-do proprietors. Some few proprietors are poor, but a large majority are exceedingly well-to-do.

21. There have, however, been some changes in the proprietors since the Settlement exclusive of changes by inheritance, and eleven villages and eight shares have been transferred. The prices fetched are not very instructive, except where the same village or share has been transferred more than once, some instances of which are given below : --

Village.	Share.	Land Revenue of Share.		Details of Sale.	Date.
		As.	Rs.		
Panjri Buz	16	600	600	Sold for Rs. 600	1874
				" " 3,800	1884
Jamtha	16	920	920	" " 1,400	1872
				" " 2,700	1875
				" " 2,850	1880
				" " 3,000	1880
Jhari	16	340	340	" " 1,100	1875
				" " 2,100	1882

22. These are all cases of resales showing the rise in the value of land in which the purchase money substantially exceeds the land revenue. One village, Peotha, which was very heavily assessed, we find selling for a song in 1867, for Rs. 150 in 1872, and for Rs. 300 in 1878, and for Rs. 700 in 1891, the land revenue all the time being Rs. 570. On the other hand, Daji Ramchandra, the well known hospital assistant in the city, recently paid Rs. 6,000 for Turakmari, the land revenue of which is only Rs. 229.

Tenants.

23. The tenants of this group are quite a different class from the landlords. In the small and ill-cleared villages they are poor, and even in the good wheat villages they are not as well-to-do as is the case in most groups. For, when they have nothing but wheat to look after, they remain idle for many months and use their plough bullocks for carts, thus wearing them out, so that their ploughing, and consequently the character of their crop, suffers. This, however, is by no means universal, and the cultivators of several villages are a good, strong lot. Thus the men of Bori cultivated land for miles round and their debts are due to extravagance and love of litigation, the Koilar, Sirur and Deoli lot in the southern part of the group are also very fair.

In the northern villages, where the best land is, the tenants of Chichbhawan, Dhamna, Chikna, Rui and Salae are a good lot, and most of them in these parts come up to the average.

The tenants of Kalamna, the most fertile in respect of soil, are the poorest, a combination of disasters, extravagance and indolence having left them heavily indebted.

24. The chief castes of the tenants are as follows :—

Castes of tenants.	Kunbis	...	...	...	...	...	395
	Telis...	...	...	...	...	...	118
	Brahmans	...	...	...	...	...	88
	Gonds	...	...	...	...	...	65
	Malis...	...	...	...	...	...	45
	Mahrattas	...	...	...	...	...	38
	Pardeshis	...	...	...	...	...	30
	Mahomedans	...	...	...	...	...	24
	Mhalis	...	...	...	...	...	23
	Kallars	...	...	...	...	...	19
	Lodhis	...	...	...	...	...	15
	Pardhans	..	...	...	...	...	15
	Baniyas, &c....	...	...	...	...	...	4

The number of Kunbis is satisfactory, while the number of Gonds is significant that the group is still backward, and that the quality of the cultivation is not yet far advanced; the Gond has always disappeared in the best cultivated tract.

25. I give below some details regarding transfers of absolute occupancy holdings:—

Transfers of absolute occupancy land.	Details of purchaser.	Area.	Rent.	Percentage on absolute occupancy area.
		Acres.	Rs. a. p.	
	Bought by cultivators of the village.	174	245 0 0	4
	Bought by cultivators of other villages ... ..	...	...	...
	Bought by Malguzars	94	75 0 0	2
	Bought by money-lenders and others	141	153 0 0	3
	Total transferred .	409	473 0 0	9

This statement is, of course, satisfactory as far as it goes, for it shows that only 3 per cent. of the absolute occupancy area has passed from cultivators to money-lenders, but the rather large decrease in the absolute occupancy area, and the smallness of that area in proportion to the total tenant area must be taken along with this statement as bearing on the fact that the lands of this group are not in such high demand as elsewhere where abandonments have been much smaller.

Still the demand for land is rapidly on the rise during the last few years, and the northern portion of the group ought to be acceptable to the money-lender as being near Nagpur, hence the small amount of transfers speaks well for the cultivator.

Rent Rates.

26. The acreage rates paid by tenants at last Settlement are contrasted with those now paid:—

At last Settlement.		At present.		
Class.	Rate per acre.	Rate, per acre.	Rise of rate, per acre.	Actual present rents.
	Rs. a. p.	Rs. a. p.		Rs. a. p.
Absolute Occupancy	0 15 2	1 0 1	+6	4,600 0 0
Occupancy	0 12 1	0 13 1	+8	12,009 14 0
Ordinary	0 11 1	0 12 11	+16	11,500 10 0
All-round	0 12 1	0 13 5	+12	28,110 8 0
Occupancy cum Ordinary	0 11 4	0 13 0	+15	23,510 8 0

It will thus be seen that the occupancy rate now exceeds the occupancy cum ordinary rate of last Settlement by 15 per cent. only, so that on the group, as a whole, there has not been much rent enhancement. The mahal figures in Statement C will, however, show that in a great number of villages there has been a substantial, though not excessive, enhancement of ordinary rents, and in some few villages where rents were quite nominal at last Settlement, the enhancements look absurdly large, but the effect of these enhancements is toned down very considerably in the group figures by the poor quality of the land newly occupied, amounting to 12 per cent. of the old occupied area.

27. If we assume, as we may fairly do, that the land newly occupied was only one-half as productive as the land formerly held by ordinary tenants, then we can arrive at the real rise in rent-rates by adding the newly occupied area to the last Settlement figures, and adding a rent for it at half the then ordinary rate to the then rents, and calculating a new set of acreage rates which, compared with the present rates, will give the required increase.

If that land had then been occupied at half the ordinary rate then the acreage rates would have been at Settlement :—

Absolute occupancy	...	...	...	Rs. 0-15-2	As before.
Occupancy	...	...	...	Rs. 0-12-1	„
Ordinary	...	...	...	Rs. 0-10-1	„
All-round	...	...	...	Rs. 0-11-2	„
Occ-cum-ordinary	...	...	...	Rs. 0-10-5	„

which compared with the present rates show the following rises :—

Absolute occupancy	Nil.	Change is only due to difference in area.
Occupancy	+15 per cent.	As compared with the occupancy-cum-ordinary rate of last Settlement.
Ordinary	+28 „	
All-round	+20 „	
Occ-cum-ordinary	+23 „	

These figures show the true rise in rent-rate, though not the true rise in acreage rates.

28. With these acreage rates may be compared the rates at which sir land and tenants' land have been sub-let.

Class of land.	Area sub-let.	Rent on that area.	Rent for which sub-let.	Incidence of rent.	Incidence sub-rent.
	Acres	Rs.	Rs.	Rs. a. p.	Rs. a. p.
Sir	577	...	905	...	1 9 1
Absolute occupancy	415	419	968	1 0 2	2 5 4
Occupancy	1,167	756	1,530	0 10 4	1 4 11

The smallness of the acreage rates of the land sub-let albeit double the actual rates on that land affords one more illustration of the rather small demand for land in this group.

Details of sub-rents.

Assets.

29. The assets of last Settlement and at present are compared below :—

	At last Settlement.	At present.	Increase per cent.
	Rs. a. p.	Rs. a. p.	
Cash	25,083 8 10	30,248 15 7	+20
Value of sir and service land	2,537 11 0	4,747 12 7	+87
Total.....	27,621 3 10	34,996 12 2	+26

The increase of 26 per cent. in assets results from a 12 per cent. increase in the area paying rent, and a 12 per cent. increase in the rent per acre now paid. The increase in assets in particular villages has been large in two or three cases of rent enhancement, and in the poor villages where rents were nominal and cultivation has been very largely extended, there are only one or two villages in which assets have increased much by rent enhancement, but the increase on account of cultivation has been large in the village along the railway line and some of the villages in the valley of the Jhari nala.

Land Revenue.

30. Like everything else about this group the land revenue demand imposed at last Settlement was most erratic. It falls at 78 per cent. on the group as a whole, and it ranges in particular mahals from 50 per cent. to 160 per cent. A revenue based on such erratic soil classification was necessarily erratic, but as based on prospective assets it was, generally speaking, not far out, and Mr. Ross, constantly in assessment notes, confesses his classification wrong and assesses on general considerations.

Factors.

31. The factors adopted are the same as in the Hingna group to which this group is adjacent, and there is no need to add anything here on the subject of factors. Rain damage is not very great here, and the 20 per cent. allowance has been deemed sufficient.

Unit Incidences.

32. The unit incidence of the group as a whole is 0.92, being the same as in Koradili ; and the incidences of each class of tenant are as follows :—

	Incidence.	Percentage rise in acreage rate.	Percentage real rise in rent-rate.
Absolute occupancy	89	+6	...
Occupancy	84	+8	+15
Ordinary	1.04	+16	+28
All-round ... .. .	.92	+12	+20
Occupancy-cum-ordinary ... .. .	.92	+15	+23

Mahal Unit Incidences.

33. The mahal unit incidences have a range from 0.39 to 1.81, and average .89 as against .92 the group rate. The details of these incidences are as follows :—

Incidences.	No. of mahala.
0.39	1
.40 to .50	1
.50 to .60	8
.60 to .70	4
.70 to .80	10
.80 to .90	10
.90 to 1.00	13
1.00 to 1.10	8
1.10 to 1.20	5
1.20 to 1.30	3
1.30 to 1.40	2
1.40 to 1.50	0
1.50 to 1.60	1
1.60 to 1.70	1
1.70 to 1.80	0
1.81	1
Total.....68	

There are two mahals having nothing but sir land, making 70 mahals in all.

34. The high incidences occur as follows :—
High incidences.

Dudhala (1·81) due to large enhancement by Kayasth malguzar, rate proposed is 1·35.

Bothli (1·61) very large rent enhancements by pleader malguzar, rate proposed is ·90.

Bori (1·51) due to some enhancement and large demand for land near the town, the rate proposed is 1·50 (maximum rate).

Chichghat (1·38) a strip of a village, poor land and heavy assessment, large consequent enhancement, the rate proposed is 1·15 (standard rate).

Rampuri (1·36) practically part of Bori, hence large demand, rate proposed is 1·50.
No other incidences call for comment as being specially high.

35. The low incidences are as follows :—
Low incidences.

Mokhala (·39) a rich village on high land, no demand for land, rate proposed is ·60 (minimum rate).

Dongargaon (·51) reasons as in Mokhala ; rate proposed is 60.

Kirnapur ·44 to 57 (Mahals I., II., III.) rate ·70.

Sondapar (·52) rate proposed ·60, the reasons as in Mokhala apply to all these cases.

On the whole, then, the incidences are singularly even, and in 48 out of the 70 mahals lie between 70 and 1·10, and the causes for high and low incidences are in this group fairly apparent on the surface.

36. I now come to the question of the standard rate for the group. With its trade and railway advantages the group might reasonably be expected to bear a rate of about 1·25, but as the climate does not enable a fair share of kharif crops to be grown, and such as is grown is of rather inferior quality, a soil unit is therefore of less value in this group than in the Kalmeshwar group for instance, but the group may fairly rank with the Hingna and Koradih groups, the standard rate of which is 1·15.

37. I show below the effect of this standard on the payments of each class of tenant, taking the real rise in rent-rate as worked out in para. 27 as my guide :—
Effect of standard of 1·15 on each class of tenant.

Class.	Incidence.	Rise since Settlement.	Further rise involved by Standard of 1·15.	Total rise over Settlement rate.
Absolute Occupancy	·89	...	+30 p. c.	+30 per cent.
Occupancy	·84	15 per cent.	+37 „	+57 „
Ordinary	1·04	28 „	+10 „	+40 „
All-round	·9	20 „	+25 „	+50 „
Occupancy-cum-Ordinary...	·92	23 „	+25 „	+53 „

This rate will certainly give an adequate enhancement, for, although the rate does not raise absolute occupancy rents by much, it gives a fair *per saltum* rise, and a higher rate would of course not be suitable to the large class of occupancy tenants.

The merits of the proposed rate can best be judged by the all-round and occupancy-ordinary figures.

I propose 1.15 as a standard rate for this group.

Mahal Unit Rates.

38. The average of the rates proposed falls rather below the standard rate, as in so many villages incidences are low and the standard rate could not be worked up to.

I have given reasons in the notes attached to statement C for the rates proposed, which I trust, will be found to be valid.

I have exceeded the standard rate in 15 mahals, adopted it in 12 mahals, and gone below it in 43 mahals.

As it is, therefore, 1.15 has been rather a high standard to work up to. I have taken 1.50 or 33 per cent. above the standard as a maximum, and 60 or the nearest to half the standard rate as my minimum, and I have valued sir generally at the standard rate or higher if ryoti rates justified this, and in only one or two cases lower where the village was plainly below the standard and ryoti rates much lower.

Conclusion.

39. With the Bori group my rent-rate proposals for the whole of the Nagpur tahsil are complete. There are only five villages in the tahsil which I have not visited myself, and I venture to hope that the deviations between the unit incidences of the various groups taken with their special circumstances will generally corroborate that the pains taken for a correct classification of the soils and for the fixation of soil factors have not been thrown away.

It may be that in the case of the Nagpur and Takalghat groups the rates fixed were not quite as high as they might have been, but as the basis for comparison is extended rate proposals can be made with more assurance.

I give a table comparing all the groups of the tahsil in all their important particulars:

Name of group.	Area in square miles.	Percentage of occupied area.	Percentage of cultivated area.	Percentage of wheat land.	Wheat area percentage to cropped area.	Rate per acre.	Increase since the Settlement.	Unit incidence.	Standard rate.
						Rs. n. p.			
Takalghat	116	78	61	71	20	0 10 8	+11	0.73	0.90
Nagpur	119	92	78	95	39	1 4 7	+19	0.94	1.10
Bazargaon Kauras	105	61	49	41	7	0 11 2	+9 [+28]	0.94	1.05
Kanholi	72	58	44	21	6	0 11 2	+9 [+25]	1.19	1.10
Hingna	74	81	65	39	13	0 12 7	+14	0.96	1.15
Kalmeshwar	79	89	83	88	31	1 8 11	+8	1.03	1.30
Uparwahi	52	88	75	60	15	0 12 9	+4	0.80	1.10
Koradih	98	86	73	68	30	0 14 4	+16	0.92	1.15
Bori (under report) ...	79	83	64	71	59	0 13 5	+12 [+20]	0.92	1.15

NOTE—The figures in brackets showing increase in rent rate in the case of the Bazargaon, Kanholi, and Bori groups represent the true rental rise when allowance is made for poorer soils in cultivation.

I give below two lists showing the order in which I would place the groups of the Nagpur tahsil—

- (a) In respect of their fertility.
- (b) In respect of trade advantages.

Order of groups in respect of fertility.	Order of groups in respect of trade advantages.	Compare standard rates.
I Kalmeshwar	I Nagpur	1.10
II Nagpur	II Kalmeshwar (many local markets)	1.25
III Koradih	III Bori	1.15
IV Uparwahi	IV Koradih	1.15
V Bori	V Hingna	1.15
VI Hingna	VI Takalghat ... ..	.90
VII Takalghat	VII Kanholi	1.10
VIII Bazargaon Kauras	VIII Uparwahi	1.10
IX Kanholi	IX Bazargaon Kauras	1.05

The Bori Group occupies a fair place, and the lowness of the Nagpur and Takalghat rates comes into prominence in proportion to their position in the list.

R. H. CRADDOCK,

Dated Nagpur, the 2nd November 1892.

Settlement Officer, Nagpur.



RENT-RATE REPORT FOR THE BORI GROUP OF THE NAGPUR TAHSIL.

No. 3349-147, dated 8th November 1892.

Submitted to the Revenue Secretary to the Chief Commissioner.

The occupied area has increased by 12 per cent., but holdings include a considerable proportion of old fallow. The all-round ryoti rent-rate has also risen by 12 per cent., giving a 26 per cent. increase in assets. The revenue fixed at last Settlement fell at 78 per cent. on the assets of that time as recorded.

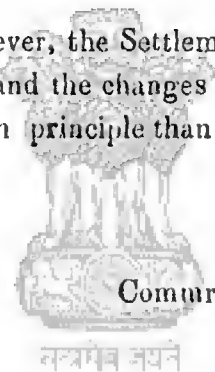
2. The unit incidence of the absolute occupancy tenants is .89, and this would justify a standard rate of 1.35. The Settlement Officer has, however, taken 1.15 as his standard, because this figure gives an enhancement of 50 per cent. on the rate paid by the occupancy and ordinary classes taken together, assuming that the new land is of only half the rental capacity of the old. If no deduction was made on this account, a standard of 1.20 would be justified, and I hardly think that when the increase in occupation is so small as it is here, we need assume a very material difference between the rental value of the new land and the old.

The fact by which the Settlement Officer has evidently been most largely influenced in fixing his standard is the range of the standards taken by him for the other groups already dealt with. We should certainly aim in a general way

at consistency between the standards for various groups ; but this consideration rests on the assumption that the Settlement Officer is able to discover and appraise the different factors which raise or lower the rental value of land in different localities, and I do not believe that this assumption can safely be made. The reason why a separate standard is prescribed for each group is that a group is a tolerably homogeneous collection of villages affected throughout by pretty similar circumstances, and capable therefore of being compared with one another, although their circumstances cannot be exhaustively ascertained or measured. The case is, of course, wholly different when we are dealing with villages lying in different tracts of country, a comparison of which is impossible without a full knowledge of the causes which affect the rent paying capacity of land, and the extent to which these causes operate in different cases.

3. In applying his standard rate, the Settlement Officer has, moreover, shown too little appreciation of the doctrine of the "prevailing rate," as laid down in the Settlement Code, and is too much inclined to work solely by the "price percentage," cutting down the 50 per cent, when it would give a rate much in excess of his standard, but not exceeding it when the rate it yields is below the standard.

4. When all is said, however, the Settlement Officer's village rates are, as a general rule, judiciously fixed, and the changes I have ventured to recommend are few in number. It is rather in principle than in practice that I find grounds for criticism.



J. B. FULLER,

Commr. of Settls. and Agriculture, C. P.

STATEMENT A---Bori Group in the Nagpur District.

Serial number of the village.	Name of village.	Name of Mahal.	Assets at last Settlement.			Revenue.	Percent- age on assets	Assets at present.			Increase in assets since last Settlement.		Increase per cent in cultivation.
			Cash.	Estimated value of sir, khudkashir and land held by privileged tenants.	Total.			Cash.	Estimated value of sir, khudkashir and land held by privileged tenants.	Total.	Actual.	Per cent- age.	
1 386	Chichbhuwan ...	Chichbhuwan ...	Rs. a. p. 1,021 12 6	Rs. a. p. 49 11 10	Rs. a. p. 1,071 8 4	Rs. 1,046	98	Rs. a. p. 1,278 4 0	Rs. a. p. 8 9 10	Rs. a. p. 1,286 13 10	Rs. a. p. +215 5 6	+ 20	- 5
2 410	Shankarpur ...	Shankarpur ...	704 8 0	13 8 4	718 0 4	550	77	702 8 0	161 14 4	864 6 4	+146 6 0	+ 20	- 7
3 409	Gotepanjri ...	Gotepanjri " Mahal I.	236 0 0	108 5 0	344 5 0	200	58	102 0 0	133 6 9	235 6 9	+118 3 4	+ 32	- 6
	" " II.	" " II.						55 0 0	20 8 4	75 8 4			
	" " III.	" " III.						111 0 0	40 9 3	151 9 3			
4 407	Bela ...	Bela, Mahal I. ...	792 12 0	69 9 10	862 5 10	700	61	400 14 0	119 13 9	520 11 9	+220 13 8	+ 25	- 11
	" " II.	" " II.	274 0 0	43 1 1	317 1 1	250	79	450 0 0	112 7 9	562 7 9			
5 405	Kanhargaon ...	Kanhargaon ...	274 0 0	43 1 1	317 1 1	250	79	292 0 0	111 9 8	403 9 8	+ 86 8 7	+ 27	- 8
6 404	Kirnapur ...	Kirnapur ...	298 4 6	8 11 4	306 15 10	240	71	375 4 6	83 15 2	459 3 8	+152 3 10	+ 50	- 9
7 403	Khapri Haweli ...	Khapri Haweli ...	102 0 0	88 12 0	190 12 0	140	73	281 0 0	90 4 1	371 4 1	+180 8 1	+ 95	- 3
8 394	Dhamna...	Dhamna, Mahal I.	1,085 0 0	88 7 4	1,173 7 4	850	72	541 0 0	131 6 0	672 6 0	+133 15 11	+ 11	- 2
	" " II.	" " II.						544 0 0	91 1 2	635 1 3			

STATEMENT A—Bori Group in the Nagpur Tahsil of the Nagpur District—continued.

Serial and Settlement Number.	Name of village.	Name of Mahal.	Assets at last Settlement.			Revenue	Percent- age on assets.	Assets at present.			Increase in assets since last Settlement.		Increase per cent. in cultivation.
			Cash.	Estimated value of sir, khudkasht and land held by privileged tenants.	Total.			Cash.	Estimated value of sir, khudkasht and land held by privileged tenants.	Total.	Actual.	Percent- age.	
9 395	Kalamna ...	Kalamna ...	Rs. a. p. 1,202 8 0	Rs. a. p. 51 5 8	Rs. a. p. 1,153 13 8	Rs. 700	61	Rs. a. p. 1,225 0 0	Rs. a. p. 177 14 9	Rs. a. p. 1,202 14 9	Rs. a. p. +49 1 1	+ 4	+ 1
10 396	Takli ...	Takli ...	478 8 0	107 10 3	586 2 3	400	68	653 0 0	50 2 6	703 2 6	+117 0 3	+ 20	- 1
11 397	Nimbha ...	Nimbha ...	613 8 0	10 2 2	623 10 2	475	76	585 8 0	184 8 6	770 0 6	+146 6 4	+ 24	+ 3
12 398	Nawegaon ...	Nawegaon ...	331 0 0	152 5 6	483 5 6	300	62	415 0 0	132 4 2	547 4 2	+ 63 14 8	+ 13	- 5
13 399	Chiekna ...	Chiekna ...	974 0 0	97 5 1	1,071 5 1	750	70	979 10 0	109 12 5	1,089 6 5	+ 18 1 4	+ 2	+ 4
14 400	Gondhi Buzrug...	Gondhi Buzrug...	470 0 0	14 4 10	484 4 10	375	77	529 8 0	26 5 8	555 13 8	+ 71 8 10	+ 15	- 12
15 401	Salai Buzrug ...	Salai Buzrug ...	401 0 0	17 7 1	418 7 1	330	79	488 8 0	28 11 2	517 3 2	+ 98 12 1	+ 24	+ 1
16 402	Pilkapar...	Pilkapar...	246 0 0	59 4 2	305 4 2	240	79	315 0 0	109 12 6	424 12 6	+119 8 4	+ 39	- 1
17 406	Kharoli ...	Kharoli...	670 8 0	59 8 6	730 0 6	575	79	922 12 0	78 2 5	1,000 14 5	+270 13 11	+ 37	+ 17
18 428	Waroda ...	Waroda ...	459 8 0	67 2 8	526 10 8	425	81	553 6 0	45 10 7	599 0 7	+ 72 5 11	+ 14	- 21
19 411	Panjree ...	Panjree ...	673 0 0	33 6 2	706 6 2	600	85	732 0 0	88 9 9	820 9 9	+114 3 7	+ 16	- 6
20 412	Khapri ...	Khapri ...	659 4 0	5 8 9	664 12 9	750	113	700 0 0	7 11 0	707 11 0	+ 42 14 3	+ 6	- 9

21 424	Palsori ...	...	607 8 0	20 1 7	653 9 7	567	86	799 0 0	81 6 2	880 6 2	+246 12 7	- 39	- 24
22 426	Gausi Manapur...	Gausi Manapur...	411 8 0	5 8 8	417 0 8	325	78	379 8 0	4 13 9	384 5 9	- 32 10 11	- 8	- 27
23 432	Jhari ...	Jhari ...	302 6 0	17 4 4	319 10 4	340	106	482 4 0	3 3 10	485 7 10	+165 13 6	+ 52	+ 3
24 427	Rui ...	Rui ...	1,232 8 0	58 4 9	1,290 12 9	709	54	1,149 0 0	55 15 11	1,204 15 11	- 85 12 10	- 7	6
25 429	Peotha ...	Peotha, Mahal I.	526 1 0	52 15 3	579 0 3	570	98	{ 401 0 0 234 7 0 }	53 0 6	454 0 6	{ +148 8 2 273 7 11 }	+ 26	- 17
26 430	Kaldongri	Kaldongri											
27 431	Banwari...	Banwari...	545 0 0	13 5 9	538 5 9	509	90	672 0 0	76 12 7	748 12 7	+190 6 10	+ 34	- 8
28 433	Khatnari	Khatnari	78 0 0	1 11 5	79 11 5	125	156	275 0 0	7 1 3	282 1 3	+202 5 10	+ 252	+ 77
29 434	Sukali ...	Sukali ...	287 0 0	12 9 10	299 9 10	275	92	363 0 0	109 5 4	472 5 4	+172 11 6	+ 58	- 1
30 436	Bhankhera	Bhankhera	112 8 0	11 0 4	123 8 4	100	81	200 0 0	.....	200 0 0	+ 76 7 8	+ 62	+ 5
31 437	Panjree ...	Panjree ...	117 6 0	47 7 4	164 13 4	225	137	233 0 0	207 4 9	440 4 9	+275 7 5	+ 167	+ 16
32 438	Khasarnari	Khasarnari	47 8 0	46 4 3	93 12 3	100	107	{ 32 0 0 38 0 0 }	37 7 4	69 7 4	{ +91 13 1 116 2 0 }	+ 82	+ 64
33 439	Dhoty ...	Dhoty ...											
			311 10 0	64 0 5	375 10 5	375	100	350 0 0	83 6 10	433 6 10	+ 57 12 5	+ 15	- 6

STATEMENT A—Bori Group in the Nagpur Tahsil of the Nagpur District—continued.

Serial number.	Name of village.	Name of Mahal.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at present.			Increase in assets since last Settlement.		Increase per cent. in cultivation.
			Cash.	Estimated value of sir, khudkash and land held by privileged tenants.	Total.			Cash.	Estimated value of sir, khudkash and land held by privileged tenants.	Total.	Actual.	Per cent. age.	
34 440	Dougargaon ..	Dougargaon ..	136 4 0	6 12 3	143 0 3	146 0 0	102	262 0 0	17 6 8	279 6 8	136 6 5	+ 95	+ 30
35 425	Jamtha ...	Jamtha ...	1,054 2 0	132 7 0	1,186 9 0	920 0 0	78	1,210 12 0	98 2 6	1,308 14 6	122 5 6	+ 10	- 5
36 423	Sondapar ...	Sondapar ...	91 6 0	1 15 7	93 5 7	100 0 0	107	155 4 0	61 13 10	217 1 10	153 12 3	+ 136	- 22
37 421	Wagdara ...	Wagdara ...	223 12 0	.....	223 12 0	150 0 0	67	221 0 0	49 15 2	270 15 2	47 3 2	+ 21	+ 3
38 441	Kanholi ...	Kanholi ...	156 0 0	.....	156 0 0	130 0 0	83	223 8 0	5 12 11	229 4 11	73 4 11	+ 47	+ 7
39 457	Bothli ...	Bothli ..	69 4 0	35 4 11	104 8 11	167 0 0	160	671 0 0	40 9 3	711 9 3	607 0 4	+ 581	+ 175
40 435	Wakeshwar ...	Wakeshwar ..	305 8 0	63 10 5	369 2 5	350 0 0	95	322 0 0	82 6 3	404 6 3	35 3 10	+ 9	- 23
41 458	Waranga ...	Waranga ...	557 10 0	5 2 8	562 12 8	400 0 0	87	641 12 0	29 0 4	670 12 4	107 15 8	+ 19	- 11
42 456	Mohagaon ..	Mohagaon ..	219 8 0	12 4 5	231 12 5	200 0 0	86	455 0 0	14 15 0	469 15 0	238 2 7	+ 103	+ 38
43 454	Chichghat ...	Chichghat ..	20 8 0	....	20 8 0	20 0 0	98	43 0 0	.....	43 0 0	22 8 0	+ 110	- 3
44 455	Siroor ...	Siroor ...	773 8 0	23 6 4	796 14 4	500 0 0	63	825 0 0	30 6 4	855 6 4	58 8 0	+ 7	+ 1
45 470	Turkamari ...	Turkamari ...	243 4 0	64 9 8	307 13 8	225 0 0	73	242 0 0	120 12 5	462 12 5	154 14 9	+ 50	+ 2

<u>46</u> 472	Chicholi...	...	Chicholi...	...	279 6 0	97 2 3	376 8 3	220 0 0	58	370 8 0	67 2 3	437 10 3	+ 61 2 0	+ 16	- 1
<u>47</u> 471	Rengapar	...	Rengapar	...	194 2 0	2 1 11	196 3 11	122 0 0	62	233 8 0	2 4 0	235 12 0	+ 39 8 1	+ 20	+ 40
<u>48</u> 469	Borkheri	...	Borkheri	..	62 0 0	28 4 6	90 4 6	106 0 0	118	314 8 0	12 10 6	327 2 6	+236 14 0	+ 262	+ 86
<u>49</u> 468	Mokhalla	...	Mokhalla	...	79 13 0	.....	79 13 0	40 0 0	50	174 7 0	.....	174 7 0	+ 94 10 0	+ 118	+ 29
Kirnapur, Mahal I. }															
II. }															
<u>50</u> 466	Kirnapur	...	"	IL	47 4 0	8 3 8	55 7 8	30 0 0	55	4 0 0	14 15 10	18 15 10	+ 12 0 1	+ 20	+ 15
III. }															
<u>51</u> 467	Bori Khas	...	Bori Khas	...	1,141 8 0	12 1 8	1,153 9 8	1,020 8 0	89	1,770 7 4	26 0 8	1,796 8 0	+642 14 4	+ 55	+ 11
<u>52</u> 497	Rampur...	...	Rampur...	...	287 10 0	.....	287 10 0	175 0 0	61	221 7 0	37 6 2	258 13 2	- 28 12 10	- 10	- 11
<u>53</u> 498	Dudhala	...	Dudhala	...	410 10 0	113 10 11	524 4 11	300 0 0	57	345 10 0	349 7 9	695 1 9	+170 12 10	+ 33	- 6
<u>54</u> 462	Ghotee ...	...	Ghotee ...	...	374 12 0	109 14 10	484 10 10	350 0 0	72	407 6 0	84 15 10	492 5 10	+ 7 11 0	+ 2	+ 7
<u>55</u> 463	Kolar ...	...	Kolar ...	...	607 13 10	22 11 0	630 8 10	450 0 0	71	607 12 9	60 13 7	668 10 4	+ 38 1 6	+ 6	+ 2
<u>56</u> 461	Chicholi...	...	Chicholi...	...	198 4 0	.....	198 4 0	150 0 0	76	213 4 0	63 5 1	276 9 1	+ 78 5 1	+ 10	- 11
<u>57</u> 460	Deoli ...	...	Deoli ...	..	903 0 0	83 3 5	991 3 5	600 0 0	61	889 8 0	123 6 2	1,012 14 2	+ 21 10 9	+ 2	...
<u>58</u> 459	Chambhari	...	Chambhari	...	8 0 0	39 10 10	47 10 10	50 0 0	105	164 0 0	62 12 0	226 12 0	+179 1 2	+ 376	- 7

STATEMENT A—Bori Group in the Nagpur Tahsil of the Nagpur District— concluded.

Serial and Settlement Number.	Name of village.	Name of Mahal.	Assets at last Settlement.				Revenue.	Percent- age on assets.	Assets at present.			Increase in assets since last Settlement.		Increase per cent. in cultivation.
			Cash.	Estimated value of sir, khudkasht and land held by privileged tenants.	Total.				Cash.	Estimated value of sir, khudkasht and land held by privileged tenants.	Total.	Actual.	Per cent. age.	
59 465	Palsori ...	Palsori ...	Rs. a. p. 5 0 0	Rs. a. p. 14 0 0	Rs. a. p. 19 0 0	Rs. a. p. 15 0 0	79	Rs. a. p. 7 0 0	Rs. a. p. 21 3 0	Rs. a. p. 28 3 0	Rs. a. p. + 9 3 0	+ 40	-15	
		Biharghat, Mahal I.	150 0 0	91 0 0	241 0 0	150 0 0	62	{ 7 0 0	{ 108 3 0	{ 115 3 0	{ - 23 14 3	- 10		
		" II.												.....	63 0 7	63 0 7
60 464	Biharghat ...	" III.	25,083 8 10	2,537 11 0	27,621 3 10	21,539 8 0	78 p. c.	{	{ 38 14 2	{ 38 14 2	+ 7,375 8 4	+ 26	-1 p. c. nearly.	
		"												30,248 15 7	4,747 12 7	34,996 12 2
		Grand Total								

STATEMENT B—Showing the scale of factors adopted for the Bori Group of the Nagpur Tahsil, Nagpur District.

Soil Class.	Wheat land.										Garden land.				Minor crops.		REMARKS.
	Ordinary.	Lawn.	Khast.	Bandhya.	Bandham.	Pathar.	Walart.	Irrigable.	Khast Irrigable.	Rain.		Irrigable.		Barani.			
										--20 p. o.	--40 p. o.	Ordinary.	Khast.	Ordinary.	Khast.		
Kali II. ...	36	40	64	36	40	29	27	36	64	29	...	72	76	36	64	...	...
Morand I. ...	32	38	56	32	38	26	24	32	56	26	...	64	68	32	56	22	50
Morand II. ...	24	28	42	24	28	19	18	24	42	19	...	48	51	24	42	15	37
Khadi gohari ...	18	19	32	18	19	15	15	18	32	15	...	36	37	18	32	...	...
Khadi mutfarikat ...	...	...	...	...	...	...	...	...	...	...	...	20	21	8	16	10	30
Badi ...	...	...	...	...	...	...	...	...	...	...	...	...	...	5	10	5	10
Retari ...	...	...	...	...	...	...	...	...	...	...	...	10	(11)	8	16	5	10
Kachar ...	36	...	...	...	...	...	...	...	...	29	...	72	...	50	...	...	...

Statement C.—Bori Group of the Nagpur Tahsil, Nagpur District.

Serial and Thak numbers.	Name of Village and Mahal.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present average incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Chichbhuwan	Absolute Occupancy ...	309.82	275 2 0	0 11 11	353.55	269 0 0	0 12 2	+ 2	.59		A fine village, one of the best in the group: it is situated on the Nagpur-Bori road, one mile north of Khapri Station. The area is bisected by the Pariya, north of which are some good low-lying fields, but the bulk of the land is morand li., good quality. There are a number of Mahis here and irrigate garden land from 14 wells. Of 42 tenants, 22 are Mahis and there are 6 Kunbis, five tenants from Nagpur. The village contains many substantial cultivators and many who are rather indebted. It is a mukta village of the Blonsia estate. There are a very large number of malikmakhuza, who used to grow opium formerly and some of their payments are rather high. Assets have increased by 20 per cent. and rents have risen sufficiently to preclude any enhancement now, save of absolute occupancy tenants. The rate for the village should therefore not involve enhancement of any, but absolute occupancy rents. I propose .80, which will give a substantial enhancement of absolute occupancy rents and be fair for levelling up. <i>Prima facie</i> , of course, the standard rate of 1.15 would not be at all too high for the village. There will be some adjustments necessary of malikmakhuza revenue: a good many of this class of holdings have changed hands. There is no sir land.
386		Occupancy ...	50.56	27 12 6	0 8 9	323.16	342 6 0	1 0 11	+ .98	.82		
		Ordinary ...	292.50	187 3 0	0 10 3	137.41	136 0 0	0 15 10	+ .54	.91		
		All-round ...	712.88	490 1 6	0 11 0	814.12	747 6 0	0 14 8	+ .33	.73		
		Occupancy + Ordinary ...	343.06	214 15 6	0 10 0	460.57	478 6 0	1 0 7	+ .66	.85		
		Malikmakhuza ...	337.84	531 11 0	1 9 2	350.93	530 14 0	1 8 3	+ 4	1.11		
2	Shankarpur	Absolute Occupancy ...	409.97	472 8 0	1 2 5	324.93	396 0 0	1 3 6	+ 6	1.02		A fair village south of Beltarori in the Nagpur group, and east of Chichbhuwan. It lies on the rising ground between the valley of the Pariya mala and the Panji mala. The centre of the village, which is the saddleback between these lower lands, is of poorish soil, but north and south is fair morand li., and wheat covers 39 per cent. of the cropped area. The tenants are 20 in number and include 15 Kunbis and Mahars. Some houses have been destroyed by fire recently. The reason for there being so little occupancy land is not clear, but the late Brahman proprietor (whose minor son now holds) used to lend grain at high interest, and there was a good deal of shifting of holdings in his time. He has extended
410		Occupancy ...	.....	.....	...	24.14	26 8 0	1 1 7	.....	1.09	
		Ordinary ...	345.62	232 0 0	0 10 9	295.94	273 0 0	0 15 3	+ .43	.98		
		All-round ...	755.59	704 8 0	0 14 11	635.01	694 8 0	1 1 6	+ 17	1.01		
		Occupancy + Ordinary ...	345.62	232 0 0	0 10 9	310.08	298 8 0	0 15 5	+ 43	.99		

A small village east of Shankarpur and north of Bela, it contains only a few huts, tenants being Kunbis, Gonds and Mahars, a poor lot. Land has never been of much account here as the absence of absolute occupancy tenants and the small area of occupancy land show. A few fields on the south and east contain good morand II, but to the north the land slopes to the l'uriya rala and there is no depth of soil. The soils are rather below the average here. Half the village has been purchased by Glazaffar Hussain, a good landlord who advanced seed gratis (Mabul I.). Mahals II. and III. belong to Brahmins. Rent-rate and assets have risen by 3½ per cent. and much further enhancement is not desirable. The occupancy rate exceeds the ordinary rate of last Settlement by 20 per cent., and may therefore be enhanced by 25 per cent. row. I propose 1·05 and 1·15 the standard rate for sir.

This mahal has an area of only 80 acres, and it re-
presents one-sixth of the village. The proprietress,
a widow (Brahman), has sublet all her sir land,
which is of very poor quality. I propose the village
rates of 1-05 and 1-15 for sir.

This represents a third share of the estate, the Brahman proprietor cultivates about 30 per cent. A small enhancement of occupancy rents will be feasible. I propose the village rates of 1.05 and 1.15 for sir.

[illegible]

Statement C.—Bori Group of the Nagpur Tahsil, Nagpur District—(contd.).

Serial and Thak numbers.	Name of Village and Mahal.	Class of tenants.	At former Settlement.			At present.			Increase per cent. of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
4 407	Bela ...	Absolute Occupancy ...	297.31	224 2 0	Rs. a. p. 0 12 1	Acres.	132.24	Rs. a. p. 0 13 3	+10	.67		A large village to the south of Ghogli in the Nagpur group. The northern and eastern portions contain good morand soil, most of which is under wheat; but the western and southern are poor and the soil is of no depth: this portion lies on the slope down to the Panji nala which traverses Waroda. The tenants are principally Karbis and Mahars and around a very good lot. Some houses were recently burnt down and they suffered from hail last year, but rents are exceedingly light and there are no rental arrears. None are hopelessly involved in debt, and some few are a substantial lot. Assets have increased by 25 per cent. The village is partitioned into two mahals; one of the owners of one mahal manages the whole village. He is a Nagpur Brahman who is unpopular with his tenants and gives them a lot of trouble in small ways. The occupancy rate being 30 per cent, higher than the occupancy cum ordinary rate of last Settlement may reasonably be enhanced. About 25 per cent or up to .85: this is rather low for absolute occupancy tenants, but then the condition of the village is not quite satisfactory, and I would not go higher than .80. I would value the sir at 1.20 according to the ordinary incidence.
		Occupancy ...	225.94	141 14 0	0 10 0	645.03	432 6 0	0 11 6	+14	.66		
		Ordinary ...	720.85	423 12 0	0 9 6	247.78	275 0 0	1 1 9	+87	1.21		
		All-round ...	1244.10	792 12 0	0 10 2	1025.05	846 14 0	0 13 3	+30	.78	Ryoti .90 [Sanctd.1.00]	
" Mahal I.	" Mahal I.	Occupancy + Ordinary ...	946.79	538 10 0	0 9 7	892.81	737 6 0	0 13 3	+38	.79	Sir 1.20 [Sanctd.1.20]	The proprietor entitulates 50 per cent. in this mahal, which has more than its fair share of good land. I would keep the village rate; rents are lower in this mahal and may be raised more.
		Absolute Occupancy ...	...	...	...	76.08	57 8 0	0 12 1	.....	.55	
		Occupancy ...	...	...	...	336.24	233 6 0	0 10 6	.....	.62	
		Ordinary ...	...	...	...	55.90	106 0 0	1 14 4	.....	1.23	
" Mahal II.	" Mahal II.	All-round	488.22	236 14 0	0 13 070	Ryoti .90 [Sanctd.1.00]	This mahal has a large amount of the poorer soil, in spite of which its acreage rates are higher, and its incidences much higher than in the village as a whole or in Mahal I. The village rates will therefore not give much enhancement, but much enhancement on the poorer land of this village, which is rather
		Occupancy + Ordinary ...	...	...	...	412.14	330 6 0	0 13 2	.....	.73	Sir 1.20 [Sanctd.1.20]
		Absolute Occupancy ...	...	...	...	56.16	52 0 0	0 14 10	.....	.88	
		Occupancy ...	...	...	...	288.79	220 0 0	0 12 8	.....	.71	
		Ordinary	191.88	169 0 0	0 14 1	1.19		

Statement C—Bori group of the Nagpur Tahsil, Nagpur District—continued.

Social and Thak Number.	Name of Village and Mahal.	Class of Tenants.	At former settlement.			At present.			Increase per cent. of present acreage incidence over that of former settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rates.
			Area.	Rent	Rs. a p.	Area.	Rent.	Rs. a p.				
1	2	3	4	5	6	7	8	9	10	11	12	13
			Acres.	Rs. a p.	Rs. a p.	Acres.	Rs. a p.	Rs. a p.				
12 393	Navegaon...	Absolute Occupancy ...	171.50	147 0 0	0 13 6	148.59	129 0 0	0 13 11	+ 3	.65		An average sized village, south of Nimbha, bordering Panchgaon in the Titur group of the Umrer tahsil. The Chikna Telis own the village. The southern portion is stony and poor, but on the north side are many good wheat fields. Most of the tenants come from Panchgaon and these are a fair lot. The occupancy rate is higher than the ordinary rate of last settlement by 30 per cent. and can only be raised by about 15 per cent. now to give the full effect to the price rise. The rate to suit occupancy tenants would therefore be 1.10. This is high for the low absolute occupancy rents, and these will have to be dealt with by giving margins, which will have to be large. I would value the air at the standard rate, as the standard rate is quite fair for this village which is close to the road. I propose 1.10, and 1.15 for sir. Wheat covers 47 per cent. of the cropped area here.
		Occupancy ...	79.25	52 0 0	0 10 6	140.74	135 0 0	0 15 4	+ 46	.89		
		Ordinary ...	120.75	99 0 0	0 12 6	143.12	118 0 0	0 13 2	+ 5	.99		
		All-round ...	380.50	298 1 0	0 12 6	432.45	382 0 0	0 14 1	+ 13	.81	Royti 1.10	
		Occupancy + Ordinary ...	200.00	157 0 0	0 11 9	283.86	253 0 0	0 14 6	+ 18	.93	Sir 1.15	
13 399	Chikna ...	Absolute Occupancy ...	302.38	507 0 0	1 6 5	304.23	447 0 0	1 7 6	+ 5	1.06		A distinctly superior village situated south of Dhamna; the southern portion is stony, but from the village site northwards is excellent wheat land on fine merrand soil. The houses are well built and the tenants who are chiefly kurbis and Telis, a good lot. The Telis proprietors are well to do, and also the other proprietor, an up-country Brahaman. The village is a good one all-round and 52 per cent. is under wheat (of the wheat land 61 per cent.). Rents are, however, fairly high as compared with other villages, and hence enhancement cannot be very large here. I propose 1.45 (or 25 per cent. above the standard rate) which will give a fair per saltum rise all round.
		Occupancy ...	.....	.....	...	242.68	337 0 0	1 6 2	.....	1.05	
		Ordinary ...	221.00	367 0 0	1 10 7	56.61	77 0 0	1 5 9	— 18	1.11		
		All-round ...	583.38	874 0 0	1 8 0	604.52	861 0 0	1 6 9	— 5	1.06	Royti 1.45	
		Occupancy + Ordinary ...	221.00	367 0 0	1 10 7	300.29	414 0 0	1 6 1	— 17	1.06		
		Malik makbuza ...	56.25	100 0 0	1 12 5	73.31	118 10 0	1 9 11	— 9	.98		

14	400	Gondhni Buzurg ...	Absolute Occupancy ...	51.38	44 0 0	0 13 8	47.71	44 0 0	0 14 9	+ 8	+86
		Occupancy ...	...	190.25	78 0 0	0 6 7	485.76	248 8 0	0 8 2	+ 24	1.04
		Ordinary ...	...	546.00	348 0 0	0 10 2	560.57	227 2 0	0 13 11	+ 37	1.15
		All-round ...	...	783.63	470 0 0	0 9 7	794.06	519 8 0	0 19 3	+ 10	1.16
		Occupancy + Ordinary ...	...	736.15	426 0 0	0 9 3	746.35	475 8 0	0 10 2	+ 10	1.10
15	401	Salai ...	Absolute Occupancy ...	81	23 8 0	0 7 7	49.41	23 8 0	0 7 7	.....	.70
		Occupancy ...	...	84.38	67 4 0	0 12 9	168.14	182 0 0	1 1 4	+ 36	1.26
		Ordinary ...	...	471.69	319 4 0	0 10 6	406.77	257 0 0	0 10 1	- 4	.85
		All-round ...	...	605.88	401 0 0	0 10 7	624.32	462 8 0	0 11 10	+ 12	.97
		Occupancy + Ordinary ...	...	556.07	377 8 0	0 10 10	574.91	439 0 0	0 12 2	+ 12	.90
		Mulikmakbuza ...	...	.....	.....	.....	75.40	26 0 0	0 5 6	.....	.....
16	402	Pilkpar ...	Absolute Occupancy ...	57.50	54 0 0	0 15 0	56.00	40 0 0	0 11 5	- 24	.57
		Occupancy ...	...	38.50	37 0 0	0 15 5	101.80	127 8 0	1 4 9	+ 30	1.03
		Ordinary ...	...	237.69	155 0 0	0 10 5	133.61	144 8 0	1 1 4	+ 66	1.02
		All-round ...	...	343.19	246 0 0	0 11 10	291.41	312 0 0	1 1 2	+ 45	.93
		Occupancy + Ordinary ...	...	276.19	192 0 0	0 11 1	235.41	272 0 0	1 2 6	+ 67	1.01

A small, poor village: belongs to Mahadaji Naik (Assistant Settlement Officer) south of Chikna on the beginning of the study area which marks the Chinnahari group of the Umner Taluk. There is but little good land, and the good fields contain a great deal of poor land intermixed. Yet 40 per cent. of the cropped area is under wheat equal to 60 per cent. of the wheat land. The local tenants are a poorish lot, but most of the tenants come from the neighbouring village of Salai and Chikna; some of these are well-to-do. The increase in assets and rent rates have not been large and the class increases are due to shifting of land from one class to another. The tenants are of all castes, and there are not many Kunbis. The strict application of rates here would point to 1.45 as the proper rate for this village; but I consider that the soils of this village are a good deal below average and so patchy as to be difficult to classify. The land is stony throughout, and I think the best means of fixing a rate will be on the ordinary incidence in relation to the rise in the ordinary rate. This indicates a rate of 1.25 which is quite high enough in my opinion. The situation of the village is good.

A large village with some non-agricultural population: it is situated on the Dauriya nala which comes from Chinnahari, but the soil is mostly of a poor description, in spite of which 35 per cent. of the cropped area is under wheat which is grown wherever it will grow. A small area on the north and north-east consists of really good soil. The tenants are a fairly good lot, T. lis, Kunbis, Mahantias, etc. The proprietor is Mahadaji Naik (Assistant Settlement Officer). Assets have increased by 24 per cent, being partly due to the resumption of unaff grants. The ordinary class is the chief one; they have remained unmolested. I propose the standard rate which I should not care to exceed in this village so much of which lies fallow in a dry season. I propose 1.15; the sir area is too small for a separate rate.

A small village north of Salai Buzurg and south of Dharmat: it is owned by the Tels and Brahmans who own Khapri (Haweli). There is a small village site, but most of the tenants come from Chikna. They are an average lot, but four men have mortgaged their fields to the Teli malguzar, who combines the functions of landlord and money-lender. Assets have increased by 41 per cent. The soil of the village is of poorish quality, improving towards the north, but most of it will bear wheat, and wheat covers 55 per cent. of the cropped area (and 70 per cent. of the wheat land). The tenants are Kunbis, Tels and Mahants. Rents have risen sufficiently, and I would only level up to 1.00 (see occupancy column ordinary incidence.) The Teli proprietor cultivates 25 per cent. and I would value his sir at 1.15, the standard rate.

Ryoti 1.15
and sir.

Ryoti 1.00
Sir 1.15

Statement C.—Bori group of the Nagpur Tahsil, Nagpur District - continued.

Serial and Thak Number.	Name of Village and Mahal.	Class of tenants.	At last settlement.			At present.			Increase per cent. of present acreage incidence over that of last settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Areas.	Rent.	Incidence per acre.	Areas.	Rent.	Incidence per acre.				
2	3	4	5	6	7	8	9	10	11	12	13	
17	Kharsoli	Absolute Occupancy	28.20	30 0 0	1 1 0	27.14	27 0 0	0 15 11	-- 6	.64		A good sized village south-east of Bela held mokasa by Mahatias. A large nala from Petha crosses the northern and north-western portions, thus causing a depression to the east, and on the lowland by the nala bank there is some very good land, but on the south is high lying land of inferior quality. Nevertheless, over 50 per cent. of the cropped area is under wheat which covers 68 per cent. of the wheat land. The Chikua Telis hold the village as mortgagees. The village has distinctly a good appearance, and the tenants, who are mostly Kunbis, are a fairly good lot. Assets have risen by 37 per cent. The occupancy rate exceeds the occupancy <i>cum</i> ordinary rate of last settlement by 30 per cent., but the rate was exceedingly low, and a 20 per cent. rise on that now would not be at all too high. I propose a rate of .85, which will give a substantial increase and also serve to level up to. For sir I propose 1.15 the standard rate. It is sub-let to very great advantage.
406		Occupancy	136.70	94 0 0	0 11 0	434.43	396 12 0	0 14 7	+ 33	.71		
		Ordinary	796.44	543 8 0	0 11 0	494.33	494 0 0	1 0 0	+ 45	.98		
		All-round	955.34	670 8 0	0 11 3	955.90	917 12 0	0 15 4	+ 36	.83	Ryoti .85	
		Occupancy + Ordinary	937.14	640 8 0	0 11 1	938.76	890 12 0	0 15 4	+ 38	.84	[Sanctd. .90] [Sir 1.15] [Sanctd. 1.15]	
18	Waroda	Absolute Occupancy	205.12	174 0 0	0 13 7	67.08	61 0 0	0 14 5	+ 6	.76		A good sized village in point of area south of Bela; the northern half, i.e., on the slope between Bela and the Panjri nala is of poor and uneven quality, but south of this nala is some good land. Of the total cropped area 50 per cent. is under wheat, and there is not much more than 15 per cent. of the land incapable of bearing it. The proprietor is a pleader of Wardha, and the village is a fairly good one, while the cultivators who come from Rue and Panjra are a good lot. There are 11 Kunbis, 5 Mahars, etc., etc.
428		Occupancy	20.25	7 0 0	0 5 6	205.52	122 0 0	0 9 6	+ 73	.56		
		Ordinary	465.19	278 8 0	0 9 7	484.06	361 6 0	0 11 11	+ 24	.79		
		All-round	680.56	459 8 0	0 10 8	757.86	544 6 0	0 11 6	+ 8	.73	Ryoti .90	
		Occupancy + Ordinary	485.44	585 8 0	0 9 5	690.18	483 6 0	0 11 3	+ 19	.73	Sir 1.15	

The occupancy rate is the same as the occupancy *cum* ordinary rate at last settlement, and may therefore be enhanced substantially.

I would propose .85 were this not rather too low for the large ordinary class, so I accordingly propose .90. For the sir land (some of which is sub-let to great advantage) I propose 1.15 the standard rate. Occupancy tenants will, of course, be allowed margins.

This points to a rate of .80 for the whole village, which will be the highest rate up to which to enhance a large ordinary class up to. As however the ordinary incidence is lowered by some favoured rents on land held by Brahmins, I propose .85. I would value the sir at the standard rate of 1.15. The statistics of the village are rather out of the common. I am not certain that the pleader landlord has not been at the bottom of the decrease in the occupancy area, but the tenants do not make any complaint.

This is the Knapri on the G. I. P. Railway and is a moksha property of Gauesh Dixit Upadhyā. The northern half on both sides of the railway are of very fair quality, but the southern portion lies rather high and much of it is non-wheat bearing; the drainage of this portion being towards the Wunna. Still, 40 per cent. is under wheat, and of the wheat land over 50 per cent. The tenants, who are chiefly Kunbis, Telis and Mahars are an average lot, and in fairly good circumstances. The occupancy incidence is very low, but this is partly due to the nominal rent of Rs. 13 for 43 acres paid by one of the occupancy tenants. Rents have not been touched, and may, therefore, be substantially enhanced now. The highest rate which could be worked up to is 90, which will not be too high for occupancy tenants when the one low-rented holding is put out of account. There is no air land at all.

Panjree ...	Absolute Occupancy ...	188-19	166 2 0	0 14 1	182-06	164 12 0	0 14 6	+ 3	-85
Occupancy	233-50	139 10 0	0 9 7	170-16	157 0 0	1 1 7	+ 83	87
Ordinary	447-06	205 4 0	0 10 7	437-74	239 4 0	0 10 11	+ 3	-59
All-round	868-81	601 0 0	0 11 1	790-26	651 0 0	0 13 2	+ 19	-71 Ryoti -85 [Sanctd., 95]
Occupancy + Ordinary...	...	680-62	434 14 0	0 10 3	608-20	486 4 0	0 12 9	+ 24	-97 Sir 1-15 [Sanctd., P15]
Khapri ...	Absolute Occupancy ...	95-81	66 8 0	0 11 1	77-52	56 0 0	0 11 7	+ 5	-65
Occupancy	234-44	126 4 0	0 8 7	773-58	393 0 0	0 8 1	-- 6	-53
Ordinary	764-13	466 8 0	0 9 9	£88-88	251 0 0	0 13 11	+ 43	-99
All-round	1094-38	659 4 0	0 9 8	1139-98	700 0 0	0 9 10	+ 2	-65 Ryoti -90
Occupancy + Ordinary..	...	998-57	592 12 0	0 9 6	1062-46	644 0 0	0 9 8	+ 2	-64

Statement C.—Bori group of the Nagpur Tahsil, Nagpur District—continued.

Serial and Tahsil Number.	Name of Village and Mahal.	Class of tenants.	At last settlement.			At present.			Increase per cent, of present acreage over that of last settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Rs. a. p.	Incidence per acre.	Area.	Rent.	Incidence per acre.			
1	2	3	4	5	6	7	8	9	10	11	12	13
21	Palsori ...	Absolute Occupancy ...	Acres. 109-69	Rs. a. p. 98 12 0	Rs. a. p. 0 14 5	Acres. 86-27	Rs. a. p. 84 12 0	Rs. a. p. 0 15 9	+ 9	1-01		A fair-sized village south of Khapri on the Bori-Nagpur road. There are good fields scattered about in the low-lying portions, but the land is not very even, and many fields are non-wheat bearing and high-lying; part of the drainage on the west is towards the Wamma. But 88 per cent. of the cropped area is under wheat. The present proprietor is a Mahoulan, and the tenants, who are Maharattas, Mahars, and a few Kunbis do not seem very happy. The complaint is that constant begar has spoilt the village and made it unpopular, and there is a certain amount of truth in it, though this cause is exaggerated. Though some of the tenants are uneven, tenures are short here and rents are uneven. This is partly due to the malguzar. Rents, however, cannot be termed even, though the all-round rate has risen by 45 per cent. The occupancy rate is about 30 per cent. higher than the occupancy rate of last settlement, and from 15 per cent. to 20 per cent. is the utmost enhancement which can be imposed now. I propose -80 as the rate most suited to the occupancy class, and up to which rents throughout the village may be levelled up to. There is some sir (8 per cent.) which I would value at the standard rate.
424		Occupancy ...	181-19	127 4 0	0 11 3	393-71	223 4 0	0 11 11	+ 6	-08		
		Ordinary ...	639-84	369 8 0	0 8 5	432-50	402 0 0	0 14 10	+ 76	-08		
		All-round ...	990-72	595 8 0	0 9 7	912-48	780 0 0	0 13 8	+ 43	-84	Ryoti -80	
		Occupancy + Ordinary ...	881-03	496 12 0	0 9 0	826-21	695 4 0	0 13 6	+ 50	-87	Sir 1-15	
22	Gaosi Manapur ..	Absolute Occupancy ...	58-06	52 0 0	0 14 4	64-52	52 0 0	0 12 11	— 10	-77		
428		Occupancy ...	55-00	34 0 0	0 9 13	292-84	202 0 0	0 11 0	+ 11	-91		
		Ordinary ...	422-56	325 8 0	0 12 4	194-68	125 8 0	0 10 4	— 16	-89		
		All-round ...	535-62	411 8 0	0 12 4	552-04	379 8 0	0 11 0	— 1	-88	Ryoti 1-20	
		Occupancy + Ordinary ...	477-56	359 8 0	0 12 1	487-52	327 8 0	0 10 9	— 11	-91		

A fair-sized village with a considerable area of small jungle; the northern portion, which lies in the drainage area of the Dhariya nala contains some fair land, but the southern portion takes us into the area of ridges and uneven land from which the nala called after this village, which is the chief tributary of the Wunna on this side, rises.

The *malguzars* are the Chitnavis family, and the tenants are a poorish lot of Kumbis, Gowaris and Mahars, who owe a good deal of grain to the *malguzars*. There are some rental arrears, and the proprietors think as much of their grain as their rents.

Occupancy rents may be raised, but ordinary rents cannot be touched. The village and its tenants are rather below the standard. I propose 1-10. There is no salt. Wheat here occupies 29 per cent. of the cropped area only and not much more than half is capable of bearing wheat. The revenue assessment here was so heavy that there is very little scope for revenue enhancement.

A fine village with good houses and well populated, although it covers but a small area. It lies south of Panji Buzurg, and has excellent soils; all wheat land, with some specially good fields. The tenants, who are Kunbis and Mahars, are quite a superior lot for this tract. The village has come into the hands of Ranaji Naik, and is managed by the Court of Wards. It was a maqra of the former Brahman proprietor, and still continues to be maqra. There are no rental arrears, although some rents are high on the ordinary tenants. The rent-rate has dropped as in Gaorimacapur, which has the same history.

A substantial enhancement based on absolute occupancy rents is now feasible, and I propose 1.35, which provides for a 43 per cent. enhancement of absolute occupancy rents and about 2.4 per cent. enhancement of occupancy rents, which will be sufficient. Wheat here covers 54 per cent. of the cropped area, and is of superior quality to the wheat in many villages about here. There is no sir.

A large village in point of area situated south of Kharoli, half (Mahal I.) is now owned by a Mahatrat, lady and half (Mahal II.) by a Brahman. Much of the area is high-lying and the soil is rather below the average, although a large area is under wheat, 57 per cent. of the cropped area. Neither proprietors nor tenants have any fixity of tenure, but the present lot are a fair set of men. The local houses look rather poor, but most of the tenants came from neighbouring villages, and some of these are very well-to-do. There has been some considerable increase in assets, 26 per cent., and some escheated plots were re-erected on enhanced revenues with the proprietors. There may be a substantial enhancement now, though I would not go quite to the full, as the ordinary tenants are such a large class, and holdings have exchanged hands so much. The increase in the absolute occupancy rate is of course in actual and does not mean enhancement. The fall

Statement C.—Bori Group of the Nagpur Tahsil, Nagpur District—(contd.).

Serial and Tank Numbers.	Name of Village and Mahal.	Class of tenants.	At former Settlement.			At present.			Increase per cent. of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
Peetha, Mahal I...	...	Absolute Occupancy	21-99	27 12 0	1 1 9	70		enhancement based on ordinary rents could be effected by a rate of 1-00, but this is too high for the protected tenants, and I also deprecate full enhancement here and propose 90. Even this rate will imply margins to protected tenants. The sir I would value at the standard rate 1-15. The revenue assessment was grossly excessive. This is the mahal belonging to the Maharaja lady. I would propose the village rate of 90 with 1-15 for sir; it will give a moderate enhancement.
		Occupancy	...	...	...	38-29	25 0 0	0 10 5	.....	66	
		Ordinary	...	...	...	34-29	191 4 0	0 8 11	.....	68	
		All-round	...	...	...	408-20	244 0 0	0 9 7	.....	67	
		Occupancy + Ordinary	...	...	...	381-21	216 4 0	0 9 1	.....	67	Ryoti, 90 Sir 1-15.
		Malikmakburas	...	...	...	15-98	157 0 0	1 0 5	.....	97	
		Absolute Occupancy	...	...	...	71-95	42 12 0	0 9 6	.....	48	
		Occupancy	...	...	...	8-13	3 4 0	0 6 5	.....	27	
		Ordinary	...	...	...	185-98	136 7 0	0 11 9	.....	94	
		All-round	...	...	...	264-06	182 7 0	0 11 0	.....	74	
Mahal II...	...	Occupancy + Ordinary	194-11	139 11 0	0 11 6	89		The rents paid by the protected tenants are quite nominal here, and will be dealt with according to individual circumstances. For the rest the village rate of 90 will be suitable with 1-15 for sir. Lies to the east of Barwari and south of Peetha, and projects right into the inner Tahsil, and the southern portion is on the ridge-like formation of the Chimnabari tract, the land on this side being all khadi and bardi. On the north, however, are some excellent fields, chiefly sir. Proprietor is a well-to-do Kunbi, and the tenants, who are Kunbis (10), Mahars and Gowaris, are an average lot, one or two being much in debt owing to litigation. The occupied area has increased consider-
		Absolute Occupancy	77-69	80 0 0	1 0 6	44-30	34 0 0	0 12 3	.....	73	
		Occupancy	77-62	40 12 0	0 8 5	364-05	189 0 0	0 8 4	.....	74	
		Ordinary	489-19	186 0 0	0 6 1	412-41	210 0 0	0 8 2	.....	1-09	
		All-round	641-50	306 12 0	0 7 7	820-76	433 0 0	0 8 5	.....	89	Ryoti 90
		Occupancy + Ordinary	566-51	226 12 0	0 6 5	776-46	399 0 0	0 8 3	.....	89	Sir 1-15
		Absolute Occupancy	...	...	...	...	...	...	.....	73	
		Occupancy	...	...	...	...	...	...	.....	74	
		Ordinary	...	...	...	...	...	...	.....	1-09	
		All-round	...	...	...	...	...	...	.....	89	

STATEMENT C.—Bori Group of the Nagpur Tahsil, Nagpur District—continued.

Serial and Tahsil Number.	Name of Village and Mahal.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
			Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
34	Dougargan	Absolute Occupancy	.....	.....	.....	.....	.....	.....	.....	.....
440		Occupancy	127.12	44 0 0	0 5 6	647.91	228 0 0	0 5 8	+ 3	.49		
		Ordinary	417.44	92 4 0	0 3 6	88.38	29 0 0	0 5 3	+ 50	.60		
		All-round	544.56	136 4 0	0 4 0	736.29	257 0 0	0 5 7	+ 40	.51	Ryoti .60	
		Occupancy + Ordinary	544.56	136 4 0	0 4 0	736.29	257 0 0	0 5 7	+ 40	.51	Sr .80	
												in most villages hereabouts. There has been very little rent enhancement, and assets have increased by 15 per cent. only. The occupancy rate is only 10 per cent. higher than the occupancy cum ordinary rate of last Settlement, but the ordinary rate has been much larger than appears, for it relates partly to the newly occupied land and partly to abandoned absolute occupancy holdings. A rise of 50 per cent. enhancement on the occupancy cum ordinary rate of last Settlement would indicate 1.25 as the rate for the village, but the standard rate would give a 35 per cent. enhancement on the last Settlement rate, and in a jungle village of this kind, I would not care to exceed the standard rate by much. I propose 1.20.
												A very poor village situated on the high-lying land which divides off the valley of the Wuua from the valley of its tributary the Kolar nala from Jhari. It is crossed by the Bori-Nagpur road and the railway line, and the village huts have been abandoned as the tenants objects to bugar on the road. They are a fair lot having lands in all the neighbouring villages, but the lands here are of no depth and but poorly cultivated, and there is not much wheat land. Only about one per cent. is wheat here, although there is a considerable area of morund soil. It lacks depth and moisture. Rupa Rao Dada, pleader, is the present proprietor. The occupied area is very largely increased and the rate also, so that assets here almost doubled.
												Owing to the rise in the rent-rate and the poorness of the soils, below the average of their classes, I would apply the minimum rate of .60 here and .80 for the small area of sir land.
35	Jamtha	Absolute Occupancy	457.91	405 12 0	0 14 2	383.06	323 12 0	0 13 6	5	.78		A large village north of Torgirgaon and situated in the cross valley between Bori and Khapri, which is traversed by the railway line. The southern portion is high-lying and contains poor soil unable to bear wheat; this lies more on the Dougargan side, but to the centre and north is better land in the valley, though even here the surface is not level for far together, and streams have cut it up a good deal. The village is now owned by Sadashiv Rao (Editor of the "Nyaya Sadha"), a pleader of Hards, and his brothers, one of whom is Rao Sahib Rupa Rao Patwardhan. The tenants 34 in all, are a very fair lot, and none of them are at all heavily in debt. They are chiefly Telis and Kunbis. Assets have
425		Occupancy	262.55	119 14 0	0 9 2	514.48	326 8 0	0 9 7	+ 5	.70		
		Ordinary	822.08	498 8 0	0 9 8	897.49	545 8 0	0 10 10	+ 12	.62		
		All-round	1542.54	1054 2 0	0 10 11	1785.03	1195 12 0	0 11 0	+ 1	.61	Ryoti 1.05	
		Occupancy + Ordinary	1084.63	648 6 0	0 9 7	1351.77	872 0 0	0 10 4	+ 8	.76	Sr 1.15	

STATEMENT C.—Bori Group of the Nagpur Tahsil, Nagpur District—continued.

Serial and Tahsil Number.	Name of Village and Mahal.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
39 457	Bothli	Absolute Occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy + Ordinary ...	Acres. 19-20 108-81 128-01 128-01	Rs. a. p. 15 14 0 53 6 0 69 4 0 69 4 0	Rs. a. p. 0 13 3 0 7 10 0 8 8 0 8 8	Acres. 120-03 520-94 640-97 640-97	Rs. a. p. 66 0 0 580 0 0 646 0 0 646 0 0	Rs. a. p. 40 8 10 1 1 10 1 0 2 1 0 2	..... - 33 + 128 + 87 + 87	..... ..... 2-01 1-61 1-61	Ryoti -90 Sir 1-50	A good sized village in point of area, though with but few houses; it is situated on the Bori-Nagpur road some five miles from Bori and it lies on the water-shed between the Wunna and the nala from Jhari and the Wunna: some land (and this is the only good portion) lies down the dip on the Waranga side. The former proprietor of this village, a Mahomedan, spent a lot of money over bringing it into cultivation and settling tenants and ran into so much debt over this that he could not hold on till it began to pay and was obliged to part with the village to Krishna Rao Phatak, a pleader of Nagpur. There is no doubt that ordinary rents have been run up too high and will need some reduction. The tenants are poor Pardhans, Gond and Gowris, and live poorly. As for the village rate I would base it on the occupancy incidence, the occupancy rate which refers to the old land held in ordinary right has not risen at all and is lowered by some favoured rents. I propose -90 and 1-50 for the sir land, the area of which is small. Only 19 per cent. of the cropped area is under wheat. The occupied area has more than trebled here.
40 435	Wakeshwar	Absolute Occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy + Ordinary ...	30-30 206-40 270-90 513-80 477-30	18 0 0 117 0 0 179 8 0 305 8 0 287 8 0	0 7 11 0 9 1 0 10 1 0 9 6 0 9 8	30-07 321-11 159-36 516-54 480-47	18 0 0 184 0 0 117 0 0 319 0 0 301 0 0	0 8 0 0 9 2 0 11 9 0 9 11 0 10 0	+ 1 + 1 + 17 + 4 + 3	.56 .67 1-16 .78 .80	Ryoti 0-95 Sir 1-15	A mokasa village owned by Brahmins: it lies in the valley of the nala from Jhari and is situated in low-lying land, south of Blankheri and Sukli. On the north and east are fairly good fields, and there is a very considerable wheat area. The village is a small one and some of the 13 tenants come from outside a fair lot. Kunbis and Brahmins make up the roll, with a Lodhi and a Mahabatta. There is some damage from wild pig. Rents are low and have never been enhanced. There are no arrears. I propose 0-95 which will give an adequate enhancement of occupancy tenants, and the absolute occupancy can be dealt with by margins. There is a considerable area of sir about 20 per cent., which I would value at the standard rate, which is also paid by ordinary tenants.
41 458	Waranga	Absolute Occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy + Ordinary ...	..... 347-52 379-15 726-67 726-67	..... 277 0 0 280 10 0 557 10 0 557 10 0	..... 0 12 9 0 11 10 0 12 3 0 12 3	..... 541-14 333-80 879-94 879-94	..... 405 0 0 227 12 0 632 12 0 632 12 0	..... 0 12 0 0 10 9 0 11 6 0 11 6	..... - 6 - 9 - 6 - 6	..... ..... 1-01 .76 .76	Ryoti -90 [Sanctd.] Sir 1-15 [Sanctd.] 1-15	A fair-sized village south of Wakeshwar and in the valley of the Jhari nala: there is a substantial area of good land here, when the high-lying lands near the ridge to the west are passed. It is a malguzari village of Ganesh Dixit Upadhyaya, a notoriously careless landlord. The tenants, Mahabattas, Telis and Brahmins, are a fair lot, but have been allowed to fall into arrears in some cases owing to the negligence of the proprietor. The village was burnt down last year and has not yet been properly rebuilt. There is a small grass reserve and a little small jungle. There has been a considerable increase in the occupied

Mohagaon

Absolute Occupancy ...
Occupancy ...
Ordinary ...
All-round ...
Occupancy + Ordinary ...

78-92
23-22
346-16
448-30
369-38

44 0 0
22 0 0
153 8 0
219 8 0
175 8 0

0 8 11
0 15 2
0 7 1
0 7 10
0 7 7

31-00
261-59
360-68
653-27
622-27

26 0 0
145 8 0
283 8 0
455 0 0
429 0 0

0 13 5
0 8 11
0 12 7
0 11 2
0 11 0

+ 50
- 41
+ 78
+ 43
+ 45

.93
.92
.91
.92
.90

Ryoti 1-00

With this village we come back again to the higher level on which the railway line runs; it is four miles from Bori on the road and crossed by the railway and lies south of Bori. On the same kind of land, i.e. on soil which looks good but lacks depths and moisture and is best suited for juri and cotton. The village is a mokasa of Ganesh Dixit Upadhyaya. There has been a great increase in the occupied area, and as rents have also risen very much assets have doubled. The occupancy rate is only 17 per cent. higher than the occupancy *cum* ordinary rate of last Settlement, but a rate to enhance occupancy rents would also enhance ordinary rents which show an increased rate in spite of poorer land brought under cultivation. There are very few houses in the village, and the tenants come chiefly from Sirur and Wanga, and are a fair lot. Under all these circumstances, I do not see my way to enhancement. The situation of the village is excellent as regards Bori and Nagpur, and the village might, if protected tenants alone were concerned, pay the standard rate of 1-15. But rents have been pushed up a great deal in this village, and the ordinary tenants are too large a class to be disregarded. I will, therefore, content myself by levelling up 1-00, equal to 2½ per cent. above the occupancy *cum* ordinary rate of last Settlement, and will have ordinary rents untouched save for specially low payments.

Chichghat

Absolute Occupancy ...
Occupancy ...
Ordinary ...
All-round ...
Occupancy + Ordinary ...

5-75
33-19
32-81
71-75
66-04

4 8 0
9 0 0
7 0 0
20 8 0
16 0 0

0 12 6
0 4 4
0 3 5
0 4 7
0 3 11

78-32
85-33
47-02
140-67
132-35

4 8 0
23 8 0
15 0 0
43 0 0
38 8 0

0 8 8
0 4 5
0 5 1
0 4 11
0 4 8

- 31
+ 1
+ 49
+ 7
+ 19

1-60
1-07
2-35
1-38
1-36

Ryoti 1-15

A small strip of a rich village on the Wunna river south of Kanholi, which it resembles closely. It is nearly all khadi and bardi. It belongs to malignari Ganesh Dixit Upadhyaya, and is cultivated by the Sirur tenants. Only 70 acres of cultivation. The necessity of getting some profit on the village made enhancement necessary. I propose to level up to the standard rate. Assets have risen by 110 per cent.; there is no wheat or even wheat-land.

Siroor

Absolute Occupancy ...
Occupancy ...
Ordinary ...
All-round ...
Occupancy + Ordinary ...

362-75
224-45
399-00
980-20
623-45

358 12 0
147 8 0
267 4 0
773 8 0
414 12 0

0 15 10
0 10 6
0 10 9
0 12 7
0 10 8

324-31
425-59
345-83
1095-73
771-42

343 4 0
273 12 0
268 0 0
825 0 0
481 12 0

1 0 11
0 10 3
0 9 7
0 12 1
0 10 0

+ 7
- 2
- 11
- 4
- 6

1-10
0-87
0-96
-98
-91

Ryoti 1-30

[Standard, 1-35]

A large and fairly substantial village, three miles from Bori on the Wunna river on the Chichghat side; to the north the land is poor and high-lying, but on the south it is much better, and a large block of land on the south-east contains excellent soil. The village is a maqfa for the Ganesh Dixit Upadhyaya. The tenants are a good independent lot of Kamhis and Telis who have sublet some of their lands at a profit.

There has been some increase in the occupied area, but the rent-rate, even allowing for this, has risen by very little.

A rate fixed with reference to the occupancy tenants would be 1-30, which I propose, as the village is a fine one for this part of the group. Margins to occupancy and ordinary tenants will of course be necessary.

STATEMENT C.—Bori Group of the Nagpur Tahsil, Nagpur District—continued.

Serial and tahsil number.	Name of Village and Mahal.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
45	Turakmari	Absolute Occupancy ...	31.50	23 0 0	Rs. a. p. 0 11 8	A small but rather good village situated south of Sirur on the Wunna river two miles from Bori. The area along the river is inferior, but otherwise there is good wheat-land. The village belongs to Daji Ranchandra, the most successful Hospital Assistant in the city, and the tenants are Dhangars, Kumbis and Mahars and include 5 Brahmins. They are a fair lot, but some of them have recently suffered loss from cattle-disease. Assets have risen by 50 per cent. The occupancy rents are exceedingly low, but ordinary rents have been pushed up rather far. The only arrears are due by a rich man of Bori. The occupancy rate is only 14 per cent. above the occupancy-cum-ordinary rate of last settlement and may be freely enhanced. As these rents are still so low, they may be raised up to '90 which rate I propose. I would value the sir at 1-30. Wheat covers 33 per cent. of the cropped area, very large proportion for a village on the banks of the Wunna.
470		Occupancy ...	145.50	116 2 0	0 12 9	229.20	191 0 0	0 13 4	+ 5	.62		
		Ordinary ...	155.50	104 2 0	0 10 9	95.02	138 0 0	1 7 3	+ 116	1.70		
		All-round ...	332.50	243 4 0	0 11 8	324.22	329 0 0	1 0 3	+ 39	.84	Ryoti .90	
		Occupancy + Ordinary ...	301.00	220 4 0	0 11 8	324.22	329 0 0	1 0 3	+ 39	.84	Sir 1-30	
46	Chicholi	Absolute Occupancy ...	28.60	20 0 0	0 12 0	27.51	22 0 0	0 12 9	+ 6	.00		A small rich village, south of Turakmari on the Wunna river. There is some fairly good land on the north and east, of the Morund II class, but the area on the river is a good deal damaged. The village forms part of Doman Singh's estate under Court of Wards' management, and the tenants are Malis, Dhangars, Telis and Mahomedans of Bori, 22 in all. The occupancy rate exceeds the occupancy-cum-ordinary rate of the last settlement by 17 per cent. and may be enhanced to some extent. The position of the village quite close to Bori is an advantageous one, but the land is at a distance from the cultivators' houses, and some allowance must be made for this. The highest possible rate based on the occupancy incidence would be 1-40. I propose 1-35. The land revenue here was light, and assets have increased by 16 per cent. since settlement. The single absolute occupancy holding here is sub-let for Rs. 100, and may, of course, be substantially enhanced.
472		Occupancy ...	140.85	108 10 0	0 11 9	237.18	233 8 0	0 15 9	+ 34	1-11		
		Ordinary ...	84.78	85 12 0	1 0 2	40.17	50 0 0	1 3 11	+ 23	2-54		
		All-round ...	258.23	214 6 0	0 13 4	304.86	305 8 0	1 0 0	+ 20	1-15		
		Occupancy + Ordinary ...	231.63	194 6 0	0 13 5	277.35	233 8 0	1 0 4	+ 22	1-23	Ryoti 1-35	
		Malikmakbuzas ...	60.40	65 0 0	1 1 3	60.42	65 0 0	1 1 386		

47	Kengapar...	Absolute Occupancy ...	101-85	49 9 0	0 7 9	84-75	41 8 0	0 7 10	+ 1	-39	Ryoti -85
471		Occupancy ...	34-90	32 0 0	0 14 8	135-52	113 0 0	0 13 4	- 9	-68	
		Ordinary ...	191-75	112 9 0	0 9 5	139-91	69 0 0	0 7 10	- 17	-46	
		All-round ...	328-50	194 2 0	0 9 5	360-08	223 8 0	0 9 11	+ 4	-52	
		Occupancy + Ordinary...	228-65	144 9 0	0 10 2	275-33	182 0 0	0 10 7	+ 4	-57	
48	Borkheri ...	Absolute Occupancy	Ryoti -60
469		Occupancy ...	82-91	25 0 0	0 4 10	142-39	81 0 0	0 9 1	- 88	-62	
		Ordinary ...	115-25	37 0 0	0 5 2	575-70	228 8 0	0 6 4	- 23	-57	
		All-round ...	198-16	62 0 0	0 5 0	718-09	304 8 0	0 6 11	+ 38	-59	
		Occupancy + Ordinary...	198-16	62 0 0	0 5 0	718-09	309 8 0	0 6 11	+ 38	-58	
49	Makhala ...	Absolute Occupancy	Ryoti -60
468		Occupancy ...	96-37	22 2 0	0 3 8	253-21	82 4 0	0 5 2	+ 41	-34	
		Ordinary ...	289-16	57 11 0	0 3 2	224-47	90 3 0	0 6 6	+ 105	-45	
		All-round ..	385-53	79 13 0	0 3 4	475-68	172 7 0	0 5 10	+ 75	-39	
		Occupancy + Ordinary...	385-53	79 13 0	0 3 4	475-68	172 7 0	0 5 10	+ 75	-29	

A small rich village to the north of Bori and crossed by the Bori-Narhar road. It also belongs to Doman Singh's estate. The western and southern lands are rather good, far to the north and east is the high-lying land, which bounds the direct Wana drainage area in this direction.

The tenants are all of Bori, a strong independent lot: the demand for land seems to have been small here. Assets have increased 20 per cent. by a small increase of the occupied area, and rent-rate, and the escheat of some muafi land, but the rise in the rent-rate has been very small, see all-round figures. Ordinary rents here are extremely uneven, some high, and some absurdly low, but the soil is not quite up to the average here, and the tenants are paying high for their lands in Bori. The land newly occupied is chiefly on the khardi soil, and the fall of the ordinary rate is thus more apparent than real. The occupancy rate seems to be higher than the occupancy cum ordinary rate of last Settlement by about 30 per cent., but part of this increase is due to change of area and not of rent, but I would not enhance the occupancy rents by more than 25 per cent., and I propose .85 as the rate for the village. Ordinary rents must be specially dealt with in individual cases. There is no sir.

Another village of Doman Singh's estate, situated east of Sirur on the high back-bone of the group along which the railway line runs; the cultivation is a good deal intermixed with scrub, and the best fields are only a few second-rate wheat fields to the west of the line on the Sirur side. The village contains only a few huts. The tenants are Kumbis and Gondis, but several cultivators come from Bori and Sirur. The local men are poor and the rent average. The occupied area has more than doubled, and assets have risen by 262 per cent. When allowance is made for poorer land brought under cultivation, it will be seen at once, that no further enhancement is feasible. I propose to level up to .60 the minimum rate for the group. The sir is too small to value separately.

This is a small rich village situated on both sides of the railway line, just north of Bori and south of Borkheri. Lying as it does on the ridge along which the railway line runs, its soil is generally poor, and there is not much wheat-land. It also belongs to Doman Singh's estate. It was in small demand, the land here, in spite of the large rise in rent-rate which, with some increase in the occupied area have raised assets by 118 per cent., rents are still extremely and absurdly light. The tenants all come from Bori, and there are only two who are solely dependent on the land in this village; these are poor and in debt, the rest are the Bori lot. I propose to value at .60 the minimum rate guarding against any but small per saltum enhancements. There is no sir.

STATEMENT C.—Bori Group of the Nagpur Tahsil, Nagpur District—contd.

Serial and thak numbers.	Name of Village and Mahal.	Class of tenants.	At last Settlement.			At Present.			Increase per cent. of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
50 466	Kiraspur ...	Absolute Occupancy ...	31.12	7 0 0	0 3 7	33.12	7 0 0	0 3 5	5	.93		A wretched little village on the story land which borders the dip into the valley of the Jhari nala, in spite of which it has been partitioned into three mahals; the only fields worth cultivating are those on the Mokhal border, north-east of Bori, and there is only one field capable of producing wheat. Over a quarter of the occupied area is in the hands of the proprietors. Assets have increased 20 per cent. by increase in the rent-paying area, but the areas held by each class of tenants are so small that they are but little help in fixing a rate. The absolute occupancy incidence is raised by the fact that one of the two holdings is all old fallow. I would base a rate on the occupancy <i>cum</i> ordinary figures, and accordingly propose .70. The sir I would value at 1.00, as the standard rate would so far exceed the ryoti rate.
		Occupancy ...	.....	.....	.....	35.78	15 0 0	0 6 8	.....	.50	
		Ordinary ...	124.80	40 4 0	0 5 2	80.53	23 0 0	0 4 7	- 11	.48		
		All-round ...	155.92	47 4 0	0 4 10	149.43	45 0 0	0 4 10	.....	.52	Ryoti .70
		Occupancy † ordinary ...	124.80	40 4 0	0 5 2	116.31	38 0 0	0 5 3	+ 2	.49	Sir 1.00	
" Mahal I		Absolute occupancy	23.92	3 0 0	0 2 0	4.36		This is the absolute occupancy holding which is almost all old fallow; the village rate will suit the other classes admirably. I propose .70 and 1.00 for sir.
		Occupancy ...	.....	.....	.....	35.78	15 0 0	0 6 8	.....	.50	
		Ordinary ...	.....	.....	.....	52.74	19 0 0	0 5 9	.....	.47	
		All-round ...	.....	.....	.....	112.45	37 0 0	0 5 3	.....	.52	Ryoti .70
		Occupancy † ordinary ...	.....	.....	.....	88.62	34 0 0	0 6 2	.....	.48	Sir 1.00
Mahal II		Absolute occupancy	9.19	4 0 0	0 7 057		A wretched mahal, nearly all scrub. I propose .70 and 1.00 for the sir, which is equal to more than half the occupied area.
		Occupancy ...	.....	.....	.....	.....	.....	.....	.....	.....
		Ordinary ...	.....	.....	.....	.....	.....	.....	.....	.....
		All-round ...	.....	.....	.....	9.19	4 0 0	0 7 0	.....	.57	Ryoti .70 Sir 1.00
		Occupancy † ordinary ...	.....	.....	.....	.....	.....	.....	.....	.....

STATEMENT C.—Bori Group of the Nagpur Tahsil, Nagpur District—*contd.*

Serial and thak numbers.	Name of Village and Mahal.	Class of tenants.	At last Settlement.			At Present.			Increase per cent. of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
53	Dudhala ...	Absolute Occupancy ...	Acres. 5-35	Rs. a. p. 3 0 0	Rs. a. p. 0 9 9	Acres. 5-15	Rs. a. p. 3 0 0	Rs. a. p. 0 8 10	-2	96		A small village on the Wunna river, near the junction of the Wunna and the nala from Jhari; the lands are liable to be flooded and are all uneven, only a few fields scattered about here and there which can produce wheat. Rents are extremely uneven, and the tenants are a mixed lot. Kanbis, Brahmans, Baniyas and Mahars. The village was burnt down three years ago. Some of the tenants come from Bori, but they are not, taken all round, a good lot, and many are in debt, some to a very large extent. The proprietor is one Ambika Pershad, a Kayasth, who is a Chief Constable in the Berars. He has bought out a number of occupancy tenants, and his home-farm is now nearly half the occupied area. Assets have risen by 33 per cent. and ordinary rents have been pushed up too far in some cases. I am opposed to much enhancement here. The village might be raised up to the maximum of 1-50, but I would give a large drawback on this for the reasons detailed, and I propose 1-35 and 1-75 for sir. There are some rental arrears due by ordinary tenants, but not of much consequence, and they are admittedly realizable.
498		Occupancy ...	143-10	178 10 0	1 3 7	86-89	93 0 0	1 1 3	-12	1-17		
		Ordinary ...	175-04	185 6 0	1 0 11	119-15	198 0 0	1 10 7	+57	2-48		
		All-round ...	326-49	367 0 0	1 2 0	210-99	294 0 0	1 6 4	+24	1-81		
		Occupancy - ordinary	321-14	364 0 0	1 2 2	205-54	291 0 0	1 6 8	+25	1-84		
		Malikmakbuza ...	49-50	43 10 0	0 14 1	63-44	51 10 0	0 13 0	-8	94		
54	Ghotce ...	Absolute occupancy ...	59-25	75 8 0	1 4 9	54-67	75 8 0	1 6 1	+6	1-13		An average sized village on the extreme south-east of the group on the Umrer border traversed by the nala from Jhari, the eastern portion is high-lying and stony hard, but on the west and north-west there are some fairly good fields, some of which bear wheat. The village houses are rather poor, and water is scarce; many of the tenants come from Kolar and Bori: Kanbis, Brahmans and Mahars, an ordinary lot. The malguzar is a Brahman. There are no rental arrears, but rents cannot be called low, although the rent-rate per acre has fallen with a large extension of the occupied area over the poor stony land to the east. The best guide will be the occupancy incidence which relates to the occupancy cum ordinary land of the last Settlement. A rate which would give a substantial enhancement on these rents would be 1-35, and rents generally would be levelled up. The proprietor cultivates nearly 20 per cent. I propose 1-35 and 1-50 for sir.
462		Occupancy ...	79-50	90 12 0	1 2 3	239-28	246 8 0	0 13 2	-28	98		
		Ordinary ...	275-50	206 8 0	0 12 0	361-05	78 6 0	0 3 6	-71	1-74		
		All-round ...	413-25	372 12 0	0 14 5	715-00	400 6 0	0 9 0	-38	1-10		
		Occupancy + ordinary	335-00	297 4 0	0 13 5	660-33	324 14 0	0 7 10	-42	1-09		

STATEMENT C.—Bori Group of the Nagpur Tahsil, Nagpur District—contd.

Serial and tank numbers.	Name of Village and Mahal.	Class of tenants.	At last Settlement.			At Present.			Increase per cent. of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
58	Chambhari	Absolute occupancy	.....	.....	.....	.....	.....	.....	.....	.....	.....	A small rich village to the north of Deoli, bounded on the east and north by villages of the Chimmahari group, the land to the east is very poor, but on the south and west it is of fair quality. The village was Mokasa in the name of Mahpat Rao Subhodar, whose son now holds as malguzar.
459		Occupancy	.....	.....	.....	.....	.....	.....	.....	.....	.....
		Ordinary	14.00	8 0 0	0 9 2	236.36	164 0 0	0 11 1	+21	.83		
		All-round	14.00	8 0 0	0 9 2	236.36	164 0 0	0 11 1	+21	.83	Ryoti .85 Sir 1.15	
		Occupancy + ordinary	14.00	8 0 0	0 9 2	236.36	164 0 0	0 11 1	+21	.83		The whole of the area at Settlement was sir or muaf of the Mokasadar, but the muaf has been resumed, and I have held that this land is merely malguzari land, and the tenants are ordinary tenants. No comparison of rate is, of course, possible, but the village is a poor one, its cultivators come from a distance, and the present incidence practically represents the demand on the land which the proprietor has hitherto held as muaf. Assets having nearly quadrupled, and the tenants being all ordinary tenants, I do not propose to enhance at all, and will merely level up to .85. The sir, however, I would value at the standard rate of 1.15. The tenants come from Palsori and Deoli and some from Nagpur.
59	Palsori	Absolute occupancy	.....	.....	.....	.....	.....	.....	.....	.....	.....	Lies north of Kollar in the valley of the Jhari nala, and contains some excellent fields in the low land of Morand L. soil. The proprietor is as in Chambhari, but he has very little land, for besides 28 acres of sir and a small muaf plot there is only one ordinary holding, and all the rest of the land is held by revenue-free grantees, and the tenants are the sub-tenants of these grantees and pay very substantial rents. I would ignore this single ordinary holding, the rent of which will be raised to a moderate figure, and value the land sir and revenue free at the standard rate of 1.15.
465		Occupancy	.....	.....	.....	.....	.....	.....	.....	.....	.....
		Ordinary	7.00	5 0 0	0 11 5	9.42	7 0 0	0 11 11	+4	.55		
		All-round	7.00	5 0 0	0 11 5	9.42	7 0 0	0 11 11	+4	.55	Ryoti 1.15	
		Occupancy + ordinary	7.00	5 0 0	0 11 5	9.42	7 0 0	0 11 11	+4	.55		The village is excellently situated in low fertile low land, and the road is close by. Wheat covers just 40 per cent. of the cropped area here.

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department, No. 4854, dated the 14th December 1892.*

READ—Report by the Settlement Officer, Nagpur, submitting proposals for the fixation of a standard unit-rate and for the determination of unit-rates for each individual mahal comprised in the Bori group of the Nagpur tahsil in that district.

READ ALSO—Remarks by the Settlement Commissioner embodied in his Memorandum No. 3349-147, dated the 8th November 1892.

RESOLUTION.

The group under consideration lies on the outskirts of the Nagpur and Kamptee plain. It has some fine level portions and some good strips along nalas, but is intersected by a good many ridges clothed with scrub jungle, and generally speaking, is inferior in point of fertility to the best groups of the tahsil.

As far as regards trade facilities, however, it takes the highest rank.

2. Assets have developed 26 per cent., partly owing to a 12 per cent. increase of the occupied area, and partly to a similar rise in the all round rent-rate.

The area of old fallow is somewhat extensive, and it is stated that the newly subjugated soil is of relatively poor quality.

3. The Settlement Officer proposes a standard unit-rate of 1·15. Having regard to the unit-incidence of the Absolute occupancy payments (=·89) the Settlement Commissioner argues that a standard rate of 1·35 could be justified.

It would appear then that the Settlement Officer has, if anything, erred on the side of moderation in fixing his standard. As, however, it is high enough for all practical purposes, the Chief Commissioner approves the selection, and sanctions the Mahalwar unit-rates subject to the modifications detailed below.

No. and Name of Mahal.	Sanctioned rate		Remarks.
	For Ryoti.	For Sir.	
4. Bela, Mahal	1·00	1·20	
Do. „			
7. Khapri Haweli	1·15	1·40	
9. Kalamna	1·20	1·20	
11. Nimbha	1·15	1·15	
12. Nawegaon	As proposed.		Margins should be left for absolute occupancy tenants.
17. Kharsoli	·90	1·15	
19. Panjree	·95	1·15	Margins should be left for ordinary tenants.
29. Sukli	1·00	1·15	
30. Bhankeheri	·70	...	
41. Waranga	1·00	1·15	

No. and Name of Mahal.	Sanctioned rate		Remarks.
	For Ryoti.	For Sir.	
44. Siroor ...	1.35	...	Margins should left be for occupancy tenants.
53. Dudhala ...	1.45	1.75	
55. Koilar ...	1.30	...	
56. Chiehohli ...	1.00	1.15	
57. Deoli ...	1.30	...	

[True Extract]

L. S. CAREY,

*Secretary to the Chief Commissioner,**Revenue Department.*

No. 4855.

Dated Nagpur, the 14th December 1892.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information and communication to the Settlement Officer, Nagpur. The Rate Report and its annexures are returned herewith.

L. S. CAREY,

*Secretary to the Chief Commissioner,**Revenue Department.*

ASSESSMENT REPORT FOR THE BORI GROUP (No. IX.) OF THE NAGPUR TAHSIL OF THE NAGPUR DISTRICT.

The Bori Group has been sufficiently described in the Rent-rate report, the general conclusions arrived at in respect of it being that, while a good deal below the best groups in the quality of its land, it is well provided with communications, and ranks high in point of trade facilities. It was, however, seen that it contains some ill-cultivated and backward portions where the demand for land is low.

I also demonstrated that the statistics of the group, as compiled at last Settlement, were more than usually inaccurate, and that the rent paying area had increased by 12 per cent., so that there was ground for estimating a 10 per cent. increase in cultivation instead of the trifling decrease which the last Settlement figures would have us believe had taken place.

The standard rate selected was 1.15, but it was indicated at the time that owing to the great unevenness of rental pressure and the lowness of rents in particular tracts even this standard would not be easy to work up to.

2. I have now to explain what effect has been given to the orders passed on the group, and the malik-makbuzas will be dealt with first.

My proposals are shown as below:—

Present payments	...	Rs. 2,138	7	7	or Rs. 1	0	11	per acre.
Proposed payments	...	2,421	4	0	„	1	3	„
Compare deduced	...	2,451	3	0	„	1	3	„

The enhancement will, therefore, only be 13 per cent., but only a trifling margin is left.

As has been so often shown malik-makbuza payments represent the competition of past days, and in numerous individual instances are extremely high.

In Chickbhuwan payments had risen on opium lands, and in Peotha and Bori individual reductions were necessary.

In the aggregate, then, payments of Rs. 604 have been reduced to Rs. 458 or by Rs. 146, equal to 25 per cent. on the holdings relieved and over 6 per cent. on the total payments of the class.

Malik-makbuzas are not at all important in this group, being confined to a few villages only. The precise effect of the proposals will be therefore as under:—

Present.	Proposed.
Rs. 1,534 ... ..enhanced to Rs. 1,963 or 28 per cent.	
„ 604 ... ..reduced „ „ 458 or 24 „	
Total... Rs. 2,138 ... ..enhanced „ Rs. 2,421 or 13 per cent.	

Included in the malik-makbuza columns are escheated plots having an area of 301.77 acres, which I propose to settle with the persons in possession for Rs. 230.

3. My proposals regarding the rents of tenants proper are shown in the usual tabular form:—

TABLE A.

SHOWING the present and proposed payments of each class of tenant with a comparison of the rental as deduced at the sanctioned rates.

Class.	Present Rental.	Proposed Rental.	Compare rental deduced.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Absolute occupancy... ..	4,600 0 0	5,793 8 0	6,022 12 0
Occupancy	12,009 14 0	14,803 4 0	15,407 8 0
Ordinary	11,501 10 0	12,619 4 0	11,405 4 0
All-round	28,111 8 0	33,216 0 0	32,835 8 0

TABLE B.

SHOWING the incidence per acre and per soil unit of the present and proposed rental, together with the percentage rise in rent-rate per acre of the proposed rental over the present and last settlement rates.

Class.	Incidence of present rents.		Incidence of proposed rents.		Rise per cent. of proposed rate over	
	Per acre.	Per soil unit.	Per acre.	Per soil unit.	Present rate.	Last Settlement rate.
	Rs. a. p.	Annas.	Rs. a. p.	Annas.		
Absolute occupancy	1 0 1	0.89	1 4 3	1.12	+26 p. c.	+33 p. c.
Occupancy	0 43 1	0.84	1 0 1	1.08	23 „	42 „
Ordinary	0 12 1	1.04	0 14 2	1.14	10 „	41 „
All round	0 13 5	0.92	0 15 10	1.09	18 „	40 „
Occ-cum-ordinary	0 13 0	0.92	0 15 2	0.97	16 „	42 „

It must be borne in mind that the rise of the proposed over the last Settlement rates is not based on the acreage rise, but on the true rise, allowance being made for the fact that the additional area equal to 12 per cent. brought into holdings since last Settlement is only half as fertile as the original land in occupation (See para. 27 of the Rent-rate report).

4. The proposals, it will be seen, leave absolute occupancy tenants a margin of three Absolute occupancy rents. per cent. on the deduced rental, and bring them up to a unit incidence of 1.12 against the standard rate of 1.15. Although the class, as a whole, might have been enhanced more, this could not be effected without hardship to individuals.

Absolute occupancy rents were on a higher scale in many villages than the rents of the other classes, and a rate which exceeds the Settlement rate by 33 per cent. will not be unduly low.

The reduction necessary in the case of absolute occupancy rents has been of the nature of adjustment only, and amounts to only Rs. 74 on the whole group.

5. Occupancy rents rise under the proposals by 23 per cent., the rise over the last Settlement rate being 42 per cent. The incidence on the soil unit of the class seems low only, 1.08, but the margin left is less than 4 per cent.

The reasons for this comparatively small rise, coupled with a rental incidence considerably below the standard is to be found in the number of villages in which rents, though still low, had already risen so largely that but a trifling enhancement in addition could be effected.

Moreover, individual cases in which reduction is necessary are rather numerous, and rents aggregating Rs. 1,054-14-0 are reduced to Rs. 789, or by 25 per cent. under my proposals.

This sum is equal to two per cent. on the whole occupancy rental at present.

Cases of such reductions will be met with in Chichbhuwan, Sakli and Bori, and less important ones in other villages also.

6. The ordinary rents are enhanced on the whole by 10 per cent., which brings their Ordinary rents. rental just up to the standard rate, but in several cases substantial relief has been given to this class, and rents aggregating Rs. 1,579 have been reduced with the consent of the proprietors to Rs. 1,112, or by 29 per cent. The sum of Rs. 467 struck off present rents, amounts to 4 per cent. only on the present rental, but it is quite clear that much reduction cannot be necessary in a group where after rent adjustment the ordinary rate will exceed that of last Settlement by 41 per cent. only, allowance being made for poorer land in occupation.

The only villages in which reduction of ordinary rents is important are:—

Village.						Extent of reduction.			
Kaldongri	...	...	...	...	...	Rs. 182	to	Rs. 140	
Khapri Mokasa	...	...	...	...	...	" 100	"	" 60	
Bothli	...	...	...	...	...	" 495	"	" 353	
Bori	...	...	...	...	...	" 141	"	" 90	
Dudhala	...	...	...	...	...	" 145	"	" 100	

The reductions are referred to in the village notes, those agreed to by Krishna Rao, pleader in Bothli, involve greater sacrifice, as the revenue rises largely in that village.

7. The general result of my proposals is to add Rs. 5,105 or 18 per cent. to ryoti rents, which will bring the all-round rental 41 per cent. above the last Settlement rate, and up to the deduced rental, while the rental incidence on the soil unit will be 1.09, against 1.15, the standard rate.

8. Sir and khudkasht lands amount to 11 per cent. of the occupied area, and the annual valuation which I propose for these lands is Rs. 6,804-8-0 falling at Re. 1-7-4 per acre.

This valuation will exceed that deduced at the sanctioned rates by 6 per cent. only.

The following comparison shows that the valuation is moderate;—

	Rs.	a.	p.
Absolute occupancy rate	1	4 3
Rate at which absolute occupancy land is sub-let	2	5 4
Rate at which sir land is sub-let	1	15 0

Proposed valuation of sir land ... 1 7 4

It will also be seen that while sir and khudkasht occupy 11 per cent. of the occupied area, the valuation of these lands amounts to only 16 per cent. of the assets, siwai being excluded.

There can then be no doubt of the moderation of the valuation, for in a group of this kind, where 23 per cent. of the occupied area is waste or old fallow, the sir would naturally exceed to a large degree the average of the occupied land, including as it does several blocks of bardhi land held by ordinary tenants.

The service land is valued at Rs. 475 or Re. 0-12-4 per acre, against a deduced valuation of Rs. 493 or Re. 0-12-9 an acre.

No further comment is needed.

9. The siwai income of the group is of but small importance, as it amounts to only a little over 2 per cent. of the assets.

The estimates are moderately pitched by the side of the approximate actuals of the year of attestation, which it must be recollected was a year when the mango crop was larger than usual, and the price of grass exceptionally high.

The details are as follows :—

Sources.	Approximate actual of the year.	Estimated average adopted.
	Rs. a. p.	Rs. a. p.
Grass	626 0 0	466 0 0
Mangoes	286 0 0	171 0 0
Mohwa	95 0 0	63 0 0
Fisheries	64 0 0	50 0 0
Sindban	54 0 0	45 0 0
Minor forest produce and miscellaneous	230 0 0	162 0 0
Total...	1,355 0 0	957 0 0

The estimates adopted thus fall at only 70 per cent. of the approximate actuals of the year.

There is no village in which there is valuable forest, and the estimate of siwai income does not amount to Rs. 100 in any single village. The subject is dealt with in the village notes where important.

10. Each item of income being thus dealt with, I now come to a comparison of the total assets at last Settlement and as now proposed.

The comparison is shown in the following statement :—

Description of Assets.	At last Settlement.	As now revised.
	Rs. a. p.	Rs. a. p.
Cash	25,083 8 10	35,637 7 0
Valuation of proprietary and service lands	2,537 10 11	7,279 8 0
Siwai income	369 8 0	957 0 0
Total...	27,990 11 9	43,873 12 0

The increase in assets since last Settlement has thus been Rs. 15,883-0-3 or 57 per cent.

11. The revenue assessed at last Settlement was Rs. 21,533-8-0 or 77 per cent. of the Present and proposed assets of that day; after the changes detailed in the first table of the general assessment statement the revenue now stands at Rs. 22,192-13-7 or 79 per cent. of the assets of the last Settlement.

The assessment, which I am now proposing, leaves a drawback of 9 per cent. to the malguzars on the malik-makbuza revenue, and takes 61 per cent. of the malguzari assets proper.

The whole demand will then be Rs. 27,538 or 63 per cent. of the total assets, the resulting revenue enhancement being Rs 5,345-2-5 or 24 per cent.

From the point of view of Government this rise is a most modest one, though credit has to be given for the fact that the real amount of enhancement is discounted by the effect of the kamil jamas of Chichbhuwan and Khapri mokasa, which were so high that in the case of Chichbhuwan no increase was possible while the kamil jama of Khapri had to be largely reduced.

These villages being excluded, the revenue enhancement amounts to 27 per cent. on the rest of the group.

12. The next step is to look at the effect of the proposed jama from the point of view of the proprietors.
Effect of proposals on the proprietors of the group.

They, it will be seen, are left *in statu quo*, for while Rs. 5,845 will be added to the demand, Rs. 5,337 will be added to the cash rental.

The maximum revenue is taken in only 13 out of the 60 villages, and in every such case the enhancement is small and the proprietors gain, while in cases where the revenue rises largely and rent enhancement is small, the proposed assessment is less than 60 per cent. and in the case of ten villages under 56 per cent.

As compared with their position at last Settlement also the proprietors will be very favourably situated.

For, whereas at last Settlement their balance consisted of Rs 3,550 cash added to the profits of 2,738 acres of land, they will be confirmed in their present income consisting of Rs. 9,056-4-0 cash added to the profits of 4,664 acres of land.

If these balances be converted into cash, they will compare as follows:—

At last Settlement, Rs. 6,088.

Under proposed re-settlement, Rs. 16,335.

The proprietary body of the group do not seem to have much ground for complaint as a whole.

13. Alienations of revenue in this group amount to Rs. 3,212-4-2 on the present revenue and Rs. 3,774-4-2 on the proposed, so that the realizable revenue will rise from Rs. 18,980-9-5 to Rs. 23,763-11-10 or by 25 per cent.
This does not include revenue alienated on plots which amounts as now proposed to Rs. 1,555-8-0 on an area of 1,154 acres.

Almost the whole of Pulsori (No. 59) is held on muafi tenure, and there are large muafi areas in Bori and Chambhari, while the Bhonsla estate holds a big muafi holding in Bela.

14. With the submission of these proposals for the Bori group the re-assessment of the Nagpur tahsil is complete, and I contrast the incidence on cultivation per acre of the proposed revenue in each group of the tahsil.
Comparison of incidences of the proposed revenue in all groups of the tahsil and conclusion.

Group.	Percentage of Revenue enhancement.	Percentage on Malguzari assets	Incidence of proposed revenue per acre of cultivation.
			Rs. a. p.
Nagpur	18 p. c.	63 p. c.	1 0 9
Takalghat	19 "	60 "	0 9 11
Bazargaon Kauras	37 "	62 "	0 10 8
Hingna	15 "	63 "	0 12 4
Kanboli	23 "	61 "	0 11 1
Uparwahi	19 "	63 "	0 13 1
Koradih	21 "	63 "	0 14 5
Kalmeshwar	15 "	64 "	1 6 2
Bori (under report)	24 "	61 "	0 13 8

The total revenue enhancement over the Nagpur tahsil will be 20 per cent., and half a lakh of rupees will be added to its land revenue.

R. H. CRADDOCK,

Settlement Officer.

30th April 1893.

ASSESSMENT PROPOSALS FOR THE BORI GROUP OF THE NAGPUR TAHSIL IN THE
NAGPUR DISTRICT.

Memorandum No. C-330, dated 4th July 1893.

Submitted to the Revenue Secretary to the Chief Commissioner, together with the rent-rate file, the usual abstract, and the Divisional Commissioner's memorandum of criticism, forwarded under cover of his letter No. 5192, dated the 13th June 1893.

2. This group is of somewhat heterogeneous character, and, generally speaking, the quality of its land is not up to the average of the tahsil. It is, however, intersected by the G. I. P. Railway, which affords a ready outlet for its surplus produce.

The prosperity of the tenants varies a good deal from village to village, and due regard was paid to this circumstance in fixing village unit rates.

3. The effect of the Settlement Officer's operations is to raise rents 18 per cent. in all, the all-round rent-rate remaining below Re. 1 per acre. The payments of absolute occupancy, occupancy and ordinary tenants have been enhanced 26, 23, and 10 per cent., respectively. Examined in detail, the proposed rents seem to me to have been fixed with due moderation. It may, however, be argued that in some villages the enhancements are excessive where the present condition of the tenants is admitted to be somewhat depressed owing to the recent burning of their village, or on account of some other calamity. I venture, however, to think of that the Settlement Officer has shown sufficient regard for such circumstances, and that it would be a mistaken policy to abstain altogether from enhancement, and to under assess to a material extent merely in view of a condition of affairs which is in all probability of purely temporary character.

The payments of malikmakbuzas have been raised 13 per cent., and the absence of a margin in the totals is due to a number of present payments being in excess of the deduced rents.

4. The home-farm covers only 11 per cent. of the total occupied area, though it has increased 70 per cent., since Settlement. Many of the villages form but a portion of a large estate, the malguzars being rich absentees and a class of men totally different to the cultivating Kunbi proprietary body of the Kalmeshwar group. The sir lands are, as a rule, of good quality, and include but little of the inferior *bardi* soil. The valuation follows generally the rates, but an addition of Rs. 475 has been made in cases where sub-rents are high or the holdings include a large area of old fallow of material value to the proprietors.

5. The siwai estimate is moderate, a drawback of 30 per cent. on the income recorded in the year of attestation having been granted in view of the fact that the price of grass and mangoes was very high at that time.

6. The proposed assessment will absorb 61 per cent. of malguzari but 63 per cent. of total assets.

The increase in revenue over the group will be 24 per cent., while assets show an increase of 57 per cent. The revenue increment will, moreover, be balanced by the rent enhancement now imposed, and the malguzars will therefore be left, after revision, a balance equivalent to that which they now enjoy. The revenue rate per acre will be raised from Re. 0-10-11 to Re. 0-13-8, representing a rise of only 25 per cent.

The Settlement Officer's proposals seem to me decidedly moderate, and subject to a few changes of minor importance. I beg to recommend them for the Chief Commissioner's sanction.

L. S. CAREY,
Offg. Commr. of Settls. & Agr., C. P.



TOTAL ASSESSMENT STATEMENT FOR THE BORI GROUP (No. IX.) OF THE NAGPUR TAHSIL.

I.—Revenue demand.

As fixed at last Settlement.	At present.	Detail of changes.	Detail of balances.		
			Year.	Amount.	How disposed of.
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.				
21,533 8 0	22,192 13 7	Rs. 478-12-3 Government muafi resumed. " 32-14-10 Land given up by Railway. " 206-0-0 Service muafi resumed. " 58-5-6 Reduction on account of land acquired. 776-0-7			

II.—Changes in proprietorship.

At Settlement.		At present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5

III.—Area in cultivation classed according to soils, position, &c.

Soil class.	Position class.															Total
	Ordinary.	Khari.	Laun.	Pathar.	Wahari.	Ran.	Bandhia.	Irrigable.	Khari Irrigable.	Irrigable.	Barani.	Sugarcane.	Mutafarikat.	Khari.		
	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	
Kali II ...	55.64	...	...	...	4.71	...	...	...	...	...	...	...	...	...	61.35
Moran I. ...	2331.41	60.36	...	155.58	294.39	91.06	1.00	17.53	1.88	32.37	1.44	4.24	116.88	...	3111.44	
Moran II. ...	13333.36	165.10	76.35	1105.39	2295.74	1136.07	3.00	16.99	16.94	55.19	20.81	2.23	3042.81	12.19	21282.1	
Khari ...	1375.04	27.04	...	50.21	94.76	73.56	...	0.67	...	14.51	2.37	...	5219.72	55.13	6914.21	
Bardi ...	...	...	...	...	...	...	...	...	...	...	...	...	712.69	3.31	716.00
Returi ...	...	...	...	...	...	...	...	...	...	...	0.20	...	97.35	...	97.55
Total ...	17996.45	253.10	76.35	1311.18	2689.60	1303.69	4.00	35.49	18.82	102.07	24.81	6.47	9183.45	71.23	32182.72	
Percentage ...	53	nearly 1	...	4	8	4	...	...	...	...	...	...	28	...	.....

IV.—Cropped area classified according to crops.

	Wheat.	Rice.	Juar.	Juar Tur.	Cotton.	Cotton Tur.	Tur.	Linseed.	Gram.	Lac.	Til.	Garden produce.	Sugarcane.	Other crops.	Total.	Area double cropped.	Per cent.
	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	
At Settlement ...	15046.51	...	4961.07	6109.15	522.29	538.61	323.43	2124.39	155.37	382.96	95.63	4.50	3.59	768.47	30938.85	...	30938.85
At present ...	11470.81	2.38	677.61	3225.57	401.05	2768.50	311.64	7103.46	637.70	1295.55	333.36	45.19	2.73	1086.92	23987.59	6.30	23987.59

V.—Details of village area.

	Occupied area.					Unoccupied area.						Area, irrigated.				Number of irrigation wells.	Number of artificial tanks.	Number of plough cattle.
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than 3 years.	Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, and covered by roads and buildings.	Total area unoccupied.	Total area of Group.	From tanks.	From other sources.	Total.				
	Under crop, 3 years or under.	Fallow of 3 years or under.	Total.															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At present	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Percentage on total area of areas in cols. 4, 6, and 15	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	37935.85	1496.04	32434.89	5190.37	37025.26	...	...	...	...	...	...	...	...	...	...	...	...	...
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
											

VI.—Details of holdings.

	Held by malguzars.			Held by malik-makhuza.		Held by revenue free grantees.		Held by abolute occupancy tenants.		Held by revenue free grantees.		Held by occupancy tenants.		Held by superior class in ordinary tenant right.		Held by ordinary tenants.		Held tent-free or by privileged tenants.		Total occupied area (to agree with column 6 of Table V).
	Other than sir.		Total.	Area of total leased.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	As grant from malguzar.	In lieu of service.	
	As sir.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
At present	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	2738.07	...	3738.07	...	...	1404.76	...	1914.99	...	5878.94	...	5223.09	...	...	19260.36	35.15	569.90	37625.26	...	...

XI.—Assessment proposals and comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (column 9 of Table X).	Percentage of proposed revenue on total estimated income (column 5 of Table X).	Analysis of income on which assessment based.				
				Present rental receipts (line 3 of Table VII, and cols. 2 and 5 of Table IX).	Estimated siwai receipts (col. 4 of Table VIII).	Resulting from valuation.		
						Rental valuation of sir and khudkash, excluding actual cash receipts (i. e., col. 7 of Table IX, minus col. 5).	Rental value of land held by privileged tenants, excluding cash receipts, i. e., col. 8 of Table IX, minus col. 5).	Rent enhancements proposed (difference between line 5 and line 3, cols. 2 and 6 of Table VII).
1	2	3	4	5	6	7	8	9
Rs. a. p. 22,192 13 7	Rs. a. p. 27,548 0 0	79 p. c.	63 p. c.	Rs. a. p. 31,367 15 7	Rs. a. p. 957 0 0	Rs. a. p. 5,686 8 0	Rs. a. p. 475 0 0	Rs. a. p. +5,387 4 5
[Sanctd ...]	27,655 0 0	.....	63	.....	.....	5,552 8 0	.....	5,362 4 5]

XII.

Compare increase (+) or decrease (—).						Compare increase (+) or decrease (—) per cent. in	Incidence per acre in cultivation of		
Actual increase (+) or decrease (—) of proposed on present revenue.	In proposed cash rental (columns 1, 2 and 6 of Table X).	In valuation of sir, khudkash and privileged land (columns 3 and 7 of Table X).	In siwai income (columns 4 and 8 of Table X).	Net increase or decrease.	Increase (+) or decrease (—) per cent. of proposed revenue over present revenue.	Area in cultivation (column 4 of Table 5).	Estimated income (columns 5 and 9 of Table X).	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p. +5,345 2 5	Rs. a. p. +10,553 11 2	Rs. a. p. +4,741 13 1	Rs. a. p. +587 8 0	Rs. a. p. +15,883 0 3	+24 p. c.	~1 p. c.	+57 p. c.	Rs. a. p. 0 10 11	Rs. a. p. 0 13 8
[Sanctd.— 5,462 2 5	10,528 11 2	4,607 13 1	587 8 0	15,724 0 3	25 ]	...	...	...	...

XIII.

Distribution of revised revenue between malikmakbuza and malguzari lands.

Revised payments on malikmakbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [column 5 of Table X, minus column 1].
1	2	3	4	5	6
Rs. a. p. 2,421 4 0	Rs. a. p. 2,203 0 0	Rs. a. p. 218 4 0	9 p. c.	Rs. a. p. 25,335 0 0	61 p. c.

Extract from the Proceedings of the Officiating Chief Commissioner, Central Provinces, in the Revenue Department,—No. 4403, dated the 18th September 1893.

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the re-assessment of the Bori Group, in the Nagpur tahsil of the Nagpur district, and letter No. 5192, dated the 13th June 1893, from the Commissioner, Nagpur Division, forwarding the Report.

READ ALSO—

Memorandum No. C-330, dated the 4th July 1893, containing the remarks of the Settlement Commissioner, on the Settlement Officer's proposals.

RESOLUTION

1. This group includes 60 villages, constituting 70 mahals, and comprises a tract of somewhat heterogeneous character. It is much intersected by scrub jungle and high-lying ridges, except in the northern portion, which is situated on the Nagpur-Kamptee plain. The quality of the land as a whole is not up to the average of the tahsil. There is a substantial area of land capable of producing wheat, but much of it suffers from its unfavourable position. The crops most commonly raised are wheat, linseed, juari and cotton, which together take up 87 per cent. of the cropped area. The group, though inferior to the best groups of the tahsil in point of fertility, ranks the highest in point of trade and communications. The Great Indian Peninsula Railway passes through it, and affords a ready outlet for its surplus produce. The large majority of the malguzars are extremely well-to-do, but the tenants are not so generally prosperous, their condition varying from village to village.

2. The existing condition of the group as regards cultivation and assets, and the effect of the settlement on the tenants' rents and on the malguzars' jama are exhibited in the following statistical abstract. These figures also indicate the extent to which the Officiating Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary, from the point of view of the ryots, the malguzars and the Government, of the basis and results of re-assessment.

		Acres.		
1.	Gross area of the group	...	50,424	94
2.	Area under cultivation at last settlement	...	32,434	89
3.	Area now under cultivation	...	32,182	72
4.	Percentage of increase of (3) over (2)	...	—1 per cent.	
5.	Percentage of rise of prices of staple food-grains growing in group during currency of settlement	...	140	„
			Rs.	a. p.
6.	Total assessable assets at last settlement	...	27,991	0 0
7.	Total assessable assets at present settlement proposed by the Settlement Officer	...	43,874	0 0
8.	Total assets adopted by the Chief Commissioner	...	43,715	0 0
9.	Percentage of increase of (8) over (6)	...	56 per cent.	
10.	Total enhancements of rent at present settlement—			
	(a) effected by the Settlement Officer	...	5,387	0 0
	(b) as accepted by the Chief Commissioner	...	5,362	0 0
11.	Average rate of rent per acre of ryoti area—			
	(a) at last settlement	...	0	12 1
	(b) as now proposed by the Settlement Officer	...	0	15 10
	(c) as sanctioned by the Chief Commissioner	...	0	15 10
12.	Present revenue	...	22,193	0 0
13.	Percentage of (12) over (6)	...	79 per cent.	
14.	Revenue now proposed by the Settlement Officer	...	27,538	0 0
15.	Revenue now sanctioned by the Chief Commissioner	...	27,655	0 0
16.	Percentage of (15) on (8)	...	63 per cent.	

3. The statistics collected by the Settlement Officer show a slight decrease in the cultivated area. But he attributes this to the inaccuracies of last settlement and estimates an actual increase of 10 per cent. The area occupied for cultivation contains a large quantity (24 per cent.) of old fallow, and it may hence fairly be argued that much of the newly subjugated soil is poor. Leniency was therefore observed in fixing the unit rates, and a rent enhancement of 25 per cent. was anticipated. It is now proposed to raise rents by 18 per cent. in all, the all-round rate remaining below one rupee. The payments of absolute occupancy, occupancy and ordinary tenants have been enhanced 26, 23 and 10 per cent., respectively. The Officiating Chief Commissioner has examined these proposals in detail and is satisfied that the Settlement Officer has been considerate and moderate. In two villages, however, the margins left by him to the protected classes of tenants appeared rather low and have been increased by Rs. 23.

The payments of malik-makbuzas have been raised by 13 per cent., and the increase is fully justified, except in the case of village No. 11 (Nimbha), where the proposed payments of this class have been slightly reduced by Rs. 2.

4. The area in the cultivation of the malguzars has increased 70 per cent. during the currency of the present settlement, but it still covers only 11 per cent. of the total occupied area. The lands are, as a rule, of good quality, and include but little *bardi* soil. The Settlement Officer has valued them generally at the sanctioned rates, but he has exceeded the deduced rental in some cases where sub-rents were high or where the holdings included a large area of old fallow of material value to the proprietors. His action is generally supported by very good reasons, but the Officiating Chief Commissioner thinks that the excess valuation in a few villages, amounting to Rs. 134, may perhaps bear hardly on the malguzars, and he has reduced it in consequence. The estimate of siwai income is moderate and is accepted.

5. The total assets of the group as thus revised come to Rs. 43,715, and have been accepted by the Officiating Chief Commissioner for purposes of assessment. The Settlement Officer proposes to take 63 per cent. of the revised assets against 79 per cent. taken at last settlement, and to assess at Rs. 27,538 for the group as a whole. His proposals are certainly not excessive. On the contrary, the Settlement Officer appears, if anything, to have shown unnecessary leniency in some mahals. In cases where villages form part of extensive estates, or where the proprietors are wealthy or recent purchasers, the Officiating Chief Commissioner sees no reason for taking less than the full share to which the Government is entitled. In this view the Settlement Officer's jamas have been raised in such cases by amounts aggregating Rs. 147. On the other hand reductions amounting to Rs. 30 have been made in cases where the proprietors were reported to be poor and deserving of exceptional leniency. The net result of these small changes is to raise the Settlement Officer's proposed revenue to Rs. 27,655, which will stand as the sanctioned revenue of the group. The increase in the present demand will be only 25 per cent., while that secured to malguzars by increased assets amounts to 56 per cent. The revenue incidence will be raised from Re. 0-10-11 to Re. 0-13-8, representing a rise of only 25 per cent.

6. Subject to any orders which may be received from the Government of India, the assessment as now revised is sanctioned for a period of 19 years, commencing from the 1st July 1894 and extending up to the 30th June 1913.

[True Extract.]

H. H. PRIEST,

*Secretary to the Chief Commissioner,
Revenue Department.*

No. 4404.

Dated Nagpur, the 18th September 1893.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that after the announcement of the revised rents and jamas, a tabular Statement in the usual form may be submitted to this office.

H. H. PRIEST,

*Secretary to the Chief Commissioner,**Revenue Department.*

FROM

H. H. PRIEST, Esq., I. C. S.,

Offg. Chief Secretary to the Chief Commissioner,

Central Provinces,

TO

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

Central Provinces.

Dated Nagpur, the 18th October 1894.

SIR,

In continuation of this Administration's Resolution No. 4403, dated the 18th September 1893, I am directed to forward a statement giving details of the revised assessments of the Bori Group in the Nagpur Tahsil of the Nagpur District.



I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

**Statement giving details of the revised Assessments of the Bori Group in the Nagpur
Tahsil of the Nagpur District.**

Serial Number.	Name of Village and Mahal.	Payments of malik-mukbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.	Rs.		
1	Chichbhuwan ...	481 4 0	366 8	352 4	145 0	863 12	1,406 0 0	1,050 0 0	75	65	97
2	Shankarpur ...	10 0 0	447 0	28 0	304 6	779 6	1,009 10 0	659 0 0	65	65	79
3	Gotepanjri, Mahal I.	...	...	16 0	87 0	103 0	252 0 0	135 0 0	54	54	58
	Do., do. II.	...	...	...	59 0	59 0	77 0 0	40 0 0	52	52	
	Do., do. III.	...	...	93 0	35 0	128 0	181 0 0	94 0 0	52	52	
4	Bela, Mahal I ...	6 0 0	87 0	332 8	106 0	525 8	786 8 0	495 0 0	63	63	83
	Do., do. II ...	...	63 0	304 0	177 0	544 0	725 0 0	455 0 0	63	63	
5	Kanhalgaon ...	6 0 0	...	211 0	100 0	311 0	577 0 0	350 0 0	61	61	81
6	Kinrapur ...	46 0 0	...	48 0	303 0	351 0	496 0 0	310 0 0	62	60	80
7	Khapri-Haweli ...	...	26 0	64 0	191 0	281 0	381 0 0	210 0 0	55	55	74
8	Dhamna, Mahal I ...	...	186 0	489 0	2 0	677 0	891 0 0	565 0 0	63	63	74
	Do., do. II ...	12 0 0	244 0	394 0	80	718 0	928 0 0	595 0 0	64	63	
9	Kulamna ...	30 0 0	343 0	731 0	59 0	1,133 0	1,331 0 0	827 0 0	60	59	61
10	Takli ...	7 0 0	...	446 8	255 0	71 8	796 8 0	491 8 0	62	61	68
11	Nimbha ...	17 0 0	66 0	436 8	235 12	738 4	1,018 4 0	645 0 0	63	63	79
12	Nawegaon ...	45 0 0	125 0	166 0	130 8	421 8	629 8 0	400 0 0	63	62	64
13	Chikna ...	149 0 0	559 8	423 8	93 4	1,076 4	1,390 4 0	948 0 0	68	65	73
14	Gondhni ...	15 0 0	60 0	320 0	241 0	621 0	677 0 0	444 0 0	66	65	81
15	Salai ...	51 0 0	38 8	160 0	281 10	480 2	613 2 0	412 0 0	67	65	85
16	Pilkapar ...	5 0 0	68 0	126 0	141 8	335 8	505 8 0	300 0 0	59	59	82
17	Kharsoli ...	7 0 0	34 0	475 0	544 0	1,053 0	1,205 0 0	785 0 0	65	65	77
18	Waroda ...	9 0 0	71 8	169 0	445 0	685 8	802 8 0	523 0 0	65	65	83
19	Panjra Buzurg ...	81 0 0	190 0	192 0	446 0	828 0	1,058 0 0	710 0 0	67	65	87
20	Khapri ...	...	73 0	562 0	193 0	828 0	902 0 0	585 0 0	65	65	112
21	Palsori ...	30 0 0	83 0	347 0	407 0	837 0	1,006 0 0	650 0 0	65	64	82

Statement giving details of the revised Assessments of the Bori Group in the Nagpur
Tahsil of the Nagpur District.—(Contd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makburas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malik-makburas as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.	Rs.		
22	Gaosi Manaptr ...	...	67 0	257 0	159 0	483 0	513 0 0	338 0 0	65	65	78
23	Jhari ..	42 0 0	...	79 0	383 8	462 8	604 8 0	380 0 0	60	61	108
24	Rui ..	...	264 0	597 0	445 0	1,306 0	1,416 0 0	820 0 0	50	58	54
25	Peotha, Mahal I ..	158 0 0	34 0	28 0	236 12	298 12	565 12 0	405 0 0	72	65	108
	Do., do. II ..	45 0 0	65 0	7 0	173 12	245 12	347 4 0	220 0 0	62	60	
26	Kaldongri ..	6 0 0	42 0	229 0	217 0	488 0	702 0 0	435 0 0	65	62	87
27	Banwari ..	...	...	110 0	663 12	773 12	968 12 0	625 0 0	64	64	84
28	Khatmari ..	...	...	96 0	221 0	317 0	392 0 0	210 0 0	54	54	119
29	Sukli ..	42 0 0	...	317 0	53 0	370 0	582 0 0	385 0 0	66	64	86
30	Bhankheri ...	64 0 0	...	168 0	...	168 0	232 0 0	160 0 0	69	62	83
31	Panjri Khurd ...	...	7 0	113 0	135 0	255 0	529 0 0	325 0 0	61	61	135
32	Khasarmari, Mahal I.	...	...	28 8	25 0	53 8	149 8 0	75 0 0	50	50	109
	Do., do. II	...	...	20 0	22 8	42 8	174 8 0	90 0 0	51	51	
33	Dhuti ...	...	13 0	340 0	58 0	411 0	546 0 0	355 0 0	65	65	94
34	Dongargaon ..	5 0 0	...	297 0	20 0	317 0	384 0 0	250 0 0	65	65	91
35	Jamtha ...	15 0 0	410 8	450 8	624 8	1,485 8	1,740 8 0	1,135 0 0	65	65	79
36	Sondapar ...	42 0 0	18 0	60 8	95 0	173 8	313 8 0	195 0 0	62	57	110
37	Wagdara ...	...	...	87 0	167 0	254 0	327 0 0	195 0 0	60	60	61
38	Kanholi ...	...	73 0	133 8	87 8	294 0	305 0 0	195 0 0	64	64	78
39	Bothli ...	16 0 0	...	87 0	396 0	483 0	671 8 0	342 0 0	51	50	175
40	Wakeshwar ..	5 0 0	27 0	254 0	104 0	385 0	622 0 0	405 0 0	65	65	88
41	Waranga ..	40 0 0	...	560 0	234 0	794 0	981 0 0	647 0 0	66	65	89
42	Mohgaon ...	...	28 0	162 0	326 0	516 0	547 0 0	325 0 0	59	59	86
43	Chichghat ...	...	4 8	29 0	15 0	48 8	48 8 0	25 0 0	52	52	98
44	Sirur ...	...	415 0	381 0	266 8	1,062 8	1,138 8 0	700 0 0	62	62	63

Statement giving details of the revised Assessments of the Bori Group in the Nagpur
Tahsil of the Nagpur District.—(Concl'd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.	Rs.		
45	Tarkamari ...	17 0 0	...	259 0	143 0	407 0	597 0 0	365 0 0	61	60	77
46	Chicholi Bazurg ...	88 0 0	45 0	281 0	50 0	376 0	544 0 0	320 0 0	59	52	59
47	Rengapar ...	28 13 4	71 0	140 0	104 0	315 0	347 13 4	215 5 4	62	59	69
48	Borkheri ...	18 8 0	...	92 0	272 12	364 12	411 12 0	245 0 0	59	58	124
49	Mokhala ...	8 0 0	...	120 0	136 0	256 0	264 0 0	135 0 0	51	51	52
50	Kirnapur, Mahal I ...	2 10 8	3 0	21 0	41 0	65 0	72 10 8	37 10 8	51	50	57
	Do., do. II ...	...	5 0	...	...	5 0	29 0 0	15 0 0	52	52	
	Do., do. III ...	...	...	...	10 0	10 0	27 0 0	15 0 0	50	56	
51	Bori ...	529 0 0	200 0	488 0	701 0	1,389 0	2,102 0 0	1,450 0 0	69	63	95
52	Rampuri ...	...	...	185 0	65 0	250 0	350 0 0	212 0 0	61	61	61
53	Dudhala ...	71 0 0	4 8	111 0	202 0	318 0	702 0 0	400 0 0	57	53	60
54	Ghoti ...	10 0 0	88 0	312 0	89 8	489 8	778 12 0	485 0 0	62	62	68
55	Koilar ...	136 0 0	347 8	265 0	45 8	558 0	924 0 0	606 4 0	65	61	71
56	Chicholi Khurd ...	9 0 0	35 0	162 0	14 12	21 12	328 12 0	200 0 0	61	60	78
57	Deoli ...	91 0 0	304 8	518 0	187 0	1,039 8	1,248 8 0	740 0 0	59	57	60
58	Chambhari ...	...	...	...	155 0	155 0	285 0 0	165 0 0	58	58	315
59	Palsori ...	51 5 4	...	...	12 0	12 0	79 5 4	62 5 4	78	54	79
60	Bibarghat, Mahal I ...	12 0 0	...	11 0	80 0	41 0	202 0 0	132 0 0	65	63	65
	Do., do. II ...	...	...	15 0	...	15 0	68 0 0	37 8 0	5	54	
	Do., do. III ...	...	...	...	...	...	50 0 0	32 8 0	6	65	
TOTAL ..		2,559 9 4	5,702 8	14,787 4	12,454 12	32,944 8	43,902 1 4	27,786 1 4	63	62	71

Final revised list of Revenue for the...*Nagpur*...Group of the
Nagpur Tahsil of the Nagpur District, "vide Chief Commissioner
Resolution No. 1792, dated the 13th April 1895."

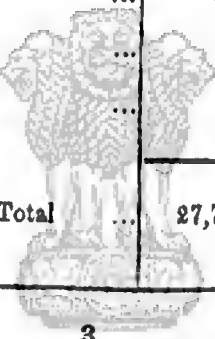
No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
1	Chichbhuvan ...	1,050	1,010	40
2	Shankarpur ...	659	609	50
3	Gotepanjri, Mahal I ...	135	135	...
	Do., do. II ...	40	40	...
	Do., do. III ...	94	94	...
4	Bela, Mahal I ...	495	473	22
	Do., do. II ...	455	435	20
5	Kanhalgaon ...	350	348	2
6	Kirnapur ...	310	310	...
7	Khapri Haweli ...	210	210	...
8	Dhamna, Mahal I ...	565	525	30
	Do., do. II ...	595	560	35
9	Kalamna ...	827	827	...
10	Takli ...	491-8	480	11-8
11	Nimbha ...	645	616	29
12	Nawegaon ...	400	390	10
13	Chikna ...	948	885	63
14	Gondhni ...	444	411	33
15	Salai ...	412	385	27
16	Pilkapar ...	300	300	...
17	Kharsoli ...	785	725	60
18	Waroda ...	523	484	39
19	Panjra Buzurg ...	710	660	50
20	Khapri ...	585	585	...
21	Palsori ...	650	612	38
22	Gansi Manapur ...	338	308	30
23	Jhari ...	380	375	5
24	Rui ...	820	820	...
25	Pectha, Mahal I ...	405	405	...
	Do., do. II ...	220	220	...

Bori group of the Nagpur Tahsil.—(Contd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
26	Kaladongri ...	435	422	13
27	Banwari ...	625	580	45
28	Khatmari ...	210	210	...
29	Sukli ...	385	362	23
30	Borkheri ...	160	160	...
31	Panjri Khurd ...	325	317	8
32	Khasarnari, Mahal I ...	75	75	...
	Do., do. II ...	90	90	...
33	Dhuti ...	355	355	...
34	Dongargaon ...	250	232	18
35	Jamtha ...	1,135	1,050	85
36	Sondapar ...	195	195	...
37	Wagdara ...	195	195	...
38	Kanholi ...	195	183	12
39	Bothli ...	342	342	...
40	Wakeshwar ...	405	375	30
41	Waranga ...	647	602	45
42	Mohgaon ...	325	325	...
43	Chichghat ...	25	25	...
44	Sirur ...	700	680	20
45	Turkamari ...	365	365	...
46	Chicholi Buzurg ...	320	320	...
47	Rengapar ...	215-5-4	215-5-4	...
48	Borkheri ...	245	245	...
49	Mokhala ...	135	135	..
50	Kirnapur, Mahal I ...	37-10-8	37-10-8	...
	Do., do. II ...	15	15	...
	Do., do. III ...	15	15	...
51	Bori ...	1,450	1,410	40
52	Rampur ...	212	210	2

Bori group of the Nagpur Tahsil. — (Concl'd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
53	Dudhala ...	400	400	...
54	Ghoti ...	485	470	15
55	Koilar ...	606-4	600	6-4
56	Chicholi Khurd ...	200	200	...
57	Deoli ...	740	740	...
58	Chambhari ...	165	165	...
59	Palsori ...	62-5-4	62-5-4	...
60	Biharghat, Mahal I ...	132	126	6
	Do., do. II ...	37-8	37-8	...
	Do., do. III ...	32-8	32-8	...
	Total ...	27,786-1-4	26,823-5-4	962-12



RENT-RATE REPORT FOR THE HINGNA GROUP OF THE NAGPUR TAHSIL.

The Hingna group comprises that portion of the Hingna pergana which is drained by the Wunna river, and it lies therefore in the third tract of the tahsil, as described in the general report on the tahsil.

It is bounded on the north by the Koradih group, which is the northern half of this Position and boundaries of the pergana; on the east by the Bori group of the Bori pergana; group. on the south by the Takalghat and Kanholi groups already reported on; on the west by the Bazargaon-Kauras group of the Keljhar pergana, and by the Uparwahi group of the Kalmeshwar pergana, which latter has yet to be reported on.

2. The group covers an area of 47,216 acres or 74 square miles, and contains 46 Area and natural features. villages or 49 mahals, and there is no Government forest within its limits.

The group is cut in two by the Wunna river, which enters it to the north of Khairi Buzurg, and flows in a south-easterly direction past Hingna to the considerable town of Gumgaon, from which point it takes a bend due south and divide the Takulghat and Bori groups.

The portion of the group to the south of the Wunna comprises the country between the Kauras plateau and the river.

Low hills, the offshoots from the plateau, extend into its southern villages as far as South of the Wunna river. Ganrula, and make an admirable natural boundary between this group and the Kanholi group; and the most westerly villages are also traversed by low hills and high land projecting from the plateau, but these low hills do not extend further east than Dhandi and Jnnawani. With the exception of this small hilly area, this part of the group is flat and well cultivated, and though it does not rival the best portions of the tahsil, yet it may be described as an undulating plain, its undulations following the courses of the numerous nalas which carry the drainage of the eastern slopes of the plateau into the Wunna river. It is in this portion that the majority of the best villages of the group and its only towns are situated.

3. The second division of the group is the portion which lies north and north-east of North of the Wunna river. the Wunna river. The land which immediately borders the river is fairly fertile except towards the west in the direction of Pendhri and Sangam, where it is much cut up by ravine and nala. But a few miles from the river bank, the watershed of the river is approached, and here the appearance of the country is of the most dreary and desolate description. On the east comes the bare hilly upland which shuts off Nagpur from view, and on the west a low range of hills which run up to the Kalmeshwar plain and divide the group from the Kalmeshwar pergana. On the inner sides of these two ranges of high land, and in the valley between them lie the northerly villages of this group.

The width of this valley is 4 miles and it gradually slopes upwards to the north until the watershed of the river, which is roughly followed by the northern group boundary, is reached.

The surface of the valley, which is almost treeless, consists chiefly of bard and khardi land, and contains but little cultivation; only here and there along the marshy banks of its shallow nalas, or in hollows between the hills on either side are seen narrow strips of wheat cultivation where the soil has accumulated and is kept moist by the streams.

4. The Hingna pergana has thus been divided into groups strictly by its natural boundary; the Hingna group is drained by the Wunna, the Reasons for dividing the Hingna from the Koradih group. Koradih group by the Waingunga.

In point of wheat cultivation, the Hingna group is therefore inferior to the remainder of the pergana, for it is a noteworthy characteristic of the Wunna valley that it contains but a small proportion of wheat cultivation, which flourishes so well in the area drained by the numerous tributaries of the Waingunga.

5. The population of the group by the recent census is 12,288, indicating a pressure of 162 persons to the square mile; the group therefore contains Population. 2½ acres of cultivation per head of population. But almost exactly one-half of the population is centred in the towns of Hingna and Gumgaon, both of which contain large non-agricultural communities. Of the 46 villages of the group, 21 lie

south of the Wunna and 25 north of that river in the poor soil tract. Of the former only one is rithi, while in the latter area there are no less than 9 rithi villages.

The only villages worth naming in the poorer tract are Wardhamna, Drugdhamna and Wanadongri, all the rest being very small. But in the southern tract are situated the towns of Hingna 2,649, Gumgaon 3,074 (or 3,600 with its suburb of Kotewara), and several fair-sized villages of which Mandoghorar with 465 is the largest. Junawani, Mohgaon Buzurg, Kihli and Khairi Buzurg are substantial villages.

Trade, Trade Communications and Prices.

6. The two towns of Hingna and Gumgaon are both trade centres for grain and country cloth, and a weekly bazar is also held at Mohgaon Buzurg, so that the group is well off for the local disposal of its produce, but apart from its internal markets, it is so favourably situated as regards Nagpur and Bori as to make it take quite first rank among the groups of the tahsil.

The old Amraoti road from Bazargaon crosses the northern portion of the group, and the traffic along this route can pass equally well at all times of the year, while direct tracks connect Gumgaon and Hingna with Nagpur. Gumgaon used to be on the old trade route to Takalghat described in that report, and is besides only 8 miles from Bori Station, while there is no village in the group which is more than 14 miles from Nagpur, some are only 6 miles distant. A cart starting from the furthest village early in the morning will reach Nagpur by noon.

The people of this group have thus fully participated in the rise of prices of their agricultural produce brought about by the advent of the railway.

7. So much for the general characteristics of the group. I have now to deal with its agricultural circumstances, beginning with the distribution of its area, which is shown in the following table:—

1	Occupied area.					11	12	13	16	17	18	19
	Area in cultivation.			Area out of cultivation, i.e. waste and fallow of more than 3 years.	Total area occupied.							
	Under crop.	Fallow of 3 years or under.	Total.									
2	3	4	5	6	11	12	13	16	17	18	19	
At present ...	Acres 39326.87	Acres 1190.5	Acres 30817.39	Acres 7197.25	Acres 38064	Acres 9201.64	Acres 47216.28	Acres 455.36	124	...	1183	363
Percentage on total areas of area in columns 4, 6 & 15.	...	...	65	...	81	...	...	1	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 12, 15, 16, 17, 18 & 19.	2827.79	1772.06	30048.85	5508.39	35557.24	11530.17	47087.51	...	...	...	...	...

8. The above table shows that of the total area of the group (which tallies pretty closely with the area by the survey of last Settlement), as much as 81 per cent. is occupied, and 65 per cent. cultivated.

Of the area occupied, as much as 18 per cent. is waste or old fallow: the proportion seems rather large, but can be accounted for by the large amount of poor land in the hilly villages in the south of the group, and in the high-lying lands in the northern part.

Of the area in cultivation 5 per cent. is new fallow; this is rather a larger proportion than is met with in some groups, but will be easily understood by the fact that last year's rain at sowing time entirely failed.

Of the area unoccupied only a tenth is under tree forest, which is entirely confined to the hilly villages in the south-west; over a half comes under the unculturable head being the area situated on the hills of the group, or covered by roads, streams, and buildings. The balance is scrub jungle and grass, and includes several valuable grass reserves.

9. Irrigation is not of much importance, and is confined to a few of the larger villages. Just 1 per cent. of the occupied area is irrigated from 124 irrigation wells, or about $3\frac{1}{2}$ acres to each well.

Irrigation has declined somewhat since last Settlement, as garden land when high rented does not give such large returns proportionate to the expenditure of labour and industry on it as do field crops. Orange gardens are an exception to this rule, and there are several newly started orange gardens in the group.

There is one fine tank in the group, the tank at Dahigaon near Khapri railway station, but this is not used for irrigation.

10. The number of ploughs and plough-bullocks in the group at the time of last Settlement cannot be ascertained, but the figures now given are 1,183 ploughs and pairs of bullocks, which allows a pair of bullocks to every 24 acres cultivated. This is rather a lower proportion of cattle to each acre than in groups recently reported on, but the ground does not require so much ploughing in kharif tracts, there is very little proprietary cultivation here, while there is not nearly so much jungle and grazing land available, the large extent of which accounted for the number of cattle kept in the groups of the Keljhar pergunah.

11. The progress of the group, so far as extension of cultivation is concerned, has not been large.

The figures, indeed, only indicate an increase of $2\frac{1}{2}$ per cent. in the area in cultivation, but the occupied area has increased by 7 per cent., and I should estimate the increase in cultivation at about 5 per cent. at least, the cultivated area having been overestimated at last Settlement.

The open and fertile portions of the group were already fully cultivated at Settlement, and the extension of cultivation has been confined exclusively to the poorer villages along the hills and in the northern part of the group. There is practically now no scope for further cultivation except perhaps at the sacrifice of some of the valuable grass reserves.

Area in cultivation classed by soils.

12. The table showing the soils of the group is given below :—

	POSITION CLASS.															TOTAL
	Wheat Land.										Bari.			Miscellaneous.		
	Ordinary.	Kharif.	Lawn.	Pathar.	Wahari.	Ran.	Bandies.	Bandhan.	Irrigable.	Kharif, Irrigable.	Irrigable.	Barani.	Saganane.	Mufari c.	Kharif.	
Morand I	793.65	10.13	1.00	17.66	96.73	13.61	3.66	2.00	15.75	9.54	10.95	.....	.....	685.75	26.79	1696.23
Morand II	7,752.48	73.21	28.03	515.51	1001.30	153.38	61.61	15.21	101.46	45.83	227.10	8.55	25.91	5703.26	393.06	16387.59
Khardi	936.98	4.96	41.65	21.00	46.60	48.49	9.96	2.50	14.26	2.73	24.32	3.33	8.21	5541.19	45.16	9752.37
Jairdi .....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	75	.....	2367.46	.....	2568.21.
Betari .....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	4.57	.....	.....	98.97	2.20	105.71
Kachar.....	1.25	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	1.25
Total.....	9,444.36	93.32	73.68	557.17	1144.63	213.78	74.63	19.71	131.45	58.10	275.94	12.63	34.12	17895.66	445.21	30817.39

I also compare the classification now effected with that of last Settlement, the soils of the occupied area being taken in each case :—

Soil.							Percentage of soil area to occupied area.	
							At present.	As classified at Settlement.
Kali I	...	...	...	...	...	...	Nil.	5 per cent.
Comparison of present and former soil classification.	Kali II						Nil.	23 „
	Morand I						5	} 28 „
Morand II	...	...	...	...	...	...	47	
Total good soil							52	56 per cent.
Khardi	...	...	...	...	...	...	35	35 „
Retari	...	...	...	...	...	...	a few acres	1 „
Bardi	...	...	...	...	...	...	13	8 „
Total poor soil							48 per cent.	44 „

The whole of the kali I. has thus come into morand I, and the kali II. into morand II. along with most of the morand of the former classification. The new land occupied is almost all khardi and bardi.

13. The further classification of the land by the use to which it is put or can be put has been effected thus :—

Wheat land and non-wheat land.	Wheat land	...	...	...	...	...	39 per cent.
	Garden land	...	...	...	...	...	1 „
	Incapable of bearing wheat	...	...	...	...	...	60 „

The small proportion of wheat land bears out what I have said regarding the character of the land in the Wunna valley. The amount of land recorded as incapable of bearing wheat in the various soils is :—

Morand, I	.....	42 per cent.
Morand, II	.....	57 „
Khardi	.....	88 „

14. The classification of wheat land by positions shows that of the total land classed as wheat land, 80 per cent. is in ordinary or favourable positions.

Of the balance 1 per cent. is irrigable and 19 per cent. is subject to defects.

Pathar, or sloping	.....	7 per cent.
Wahuri, or cut up	.....	10 „
Ran	.....	2 „

The small proportion subject to defects is due to the fact that wheat is not grown in the uneven lands which are accordingly classed as non-wheat land.

There is but little “ran” area, for, though in the northern portion of the group, which is the principal meeting ground of the Nagpur Hunt, the grass reserves afford shelter to wild pig, and these animals do some damage in this tract ; it is just here where there is very little wheat land, what little there is being near the village huts. Similarly, the villages in the hills to the south-west of the group, where also damage is done have little or no wheat land.

Cropped area according to crops.

15. The crop statistics of last Settlement seem to be free from the egregious errors noticed in some groups, and I therefore give them for what they are worth, the principal crops being selected.

Crop.	Area at Settlement.	Area at present.	Percentage increase or decrease	Percentage of crop to cropped area now.
Juari	14,362	8,391	} - 33 p. c.	42
Juari tur	3,906	3,326		
Cotton	3,262	2,953	} + 88 „	23
Cotton tur	424	4,093		
Wheat	2,863	3,769	+ 32 „	13
Linseed	1,103	3,633	+ 29 „	12
			Other crops ...	10
			Total ...	100

These figures are extremely interesting as showing how superior crops have been taking the place of less valuable ones. The area devoted to Juari has diminished by 33 per cent., although such new land as has been occupied is best suited for that crop. Its place has been taken by wheat, cotton and linseed.

It is of course inevitable that cotton and Juari will be the chief crops of a tract in which poor soils cover 48 per cent. of the area and in which only 39 per cent. can bear wheat

16. Wheat occupies in this group 33 per cent. of the area capable of bearing it.

The proportion would be still larger, were it not for the fact that near Gungaoon and Hingna where there is a substantial area of wheat land, the Teli cultivators prefer linseed, cotton and Juari. The first, because they make a profit on linseed oil, and the last two, because they are provided with fodder for their cattle and are free to engage in the carrying trade, which adds so materially to their year's earnings.

In this group of the three causes which I enumerated in my report on the Bazargaoon-Kauras group as tending to discourage wheat cultivation, only the first, or *custom*, is present, and the increase in wheat cultivation shows that custom is giving way. There are, however, still several villages where there is scope for further wheat cultivation.

Only 32 per cent. of the cultivated area will be assessed at wheat rates.

Distribution of the occupied area by tenures.

17. The usual table showing the areas held by the various classes of proprietors and tenants is given below :—

	Held by malguzars.				Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by tenants of superior class in ordinary tenant right.	Held by ordinary tenants.		Total occupied area.
	As sir.	Other than sir.	Total.	Area of total leased.	No. of holding.	Area.	No. of holding.	Area.		No. of holding.	Area.	
1	2	3	4	5	10	11	12	13	14	15	16	19
At present	1433.83	581.47	2015.30	96.34	386	8325.11	661	14611.09	1692.50	343	7832.51	38014.64
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16 .....	.....	.....	5	...	...	22	...	38	.....	...	21	.....
Compare entries of last Settlement for cols. 4, 11, 13 and 16	1001.21	.....	1001.21	...	...	9489.42	...	6445.40	.....	...	15068.30	35557.24

The most noteworthy figures in the above statement are those relating to the sir and khudkast lands. Although the sir area has increased by 43 per cent., and the total area occupied by the proprietors has doubled, it is seen that they even now only occupy 5 per cent of the occupied area. The explanation of this will be clear from the castes and circumstances of the landlords, which will be presently discussed.

Malikmakbuzas and revenue free grantees hold as much as 7 per cent. of the occupied area between them, so that the tenant area amounts to 88 per cent. of the whole.

The absolute occupancy tenants hold $\frac{1}{4}$ th of the tenant area, equal to 22 per cent. of the occupied area, and the area held in absolute occupancy right has declined by only 14 per cent. in this group.

Occupancy tenants now hold an area $2\frac{1}{4}$ th times as large as this class held at last Settlement and equivalent to 38 per cent. of the occupied area.

On the other hand, the area held by the ordinary tenants is only half what it was at Settlement, but the protected tenants hold in addition to this an area equal to 4 per cent. of the occupied area in ordinary right.

18. The average size of the holdings is the same for each class of tenant, *i.e.*, 22 acres, but of course there are several absolute occupancy tenants who have also holdings in occupancy right, and many have holdings in more than one village.

Altogether, we find that the area held by protected tenants has increased by 40 per cent. since Settlement, and the agriculture of the tract may therefore be deemed to be exceedingly stable.

19. A few remarks seem called for on the castes and condition of the proprietors and tenants of the group, and the transfers which have taken place among them before the statistics of rent-rates are examined.

The 46 villages of this group are owned by 40 proprietors; there are 8 proprietors in the villages of Khairi Buzurg and Sawardhota, the only ones partitioned in the group, and 32 proprietors to the remaining 44 villages. It is a group of rich landlords, of whom only the Khairi Kunbis and the Mahratta proprietor of Kirmati are resident.

The proprietors belong to the following castes:—

Brahmins	...	...	...	...	9
Kunbis	...	...	...	...	11
Mahrattas	...	...	...	...	6
Mahomedans	...	...	...	...	3
Kayasths	...	...	...	...	3
Kallars	...	...	...	...	3
Chitnavis	...	...	...	...	2
Telanga	...	...	...	...	1
Koshti	...	...	...	...	1
Mali...	...	...	...	...	1

20. There are two out of the whole body of proprietors who may be termed poor in the proper acceptation of the word, and these are Brahmins. Of the rest some are in debt, but their debt has nothing to do with the smallness of the income they derive from their lands, but simply to extravagant living.

The Bhonsla estate owns one village, Gumgaon, as a mokasa, and 7 villages on Makta tenure.

Naoloji Rao Guzar has three villages, including Mandoghorar, which had been malguzari, but were made mokasa on the death of his father, the late Yeshwant Rao Guzar, in lieu of pension to Naoloji Rao.

Krishna Bai Ghargin, a Mahratta lady who lives in Katol, owns two villages, Maunda and Kharka, on mokasa tenure.

The Susthanik estate holds six villages, including Hingna.

Four villages are owned by pleaders. Girma Mali, a money-lender of Nagpur, has recently purchased five villages, including Wardhamna.

The Kunbis of Khairi Buzurg hold four villages between them.

This accounts for 32 villages out of the 46.

Of the remaining proprietors the Kallars, Koshti, and Telanga are all wealthy men.

It is therefore needless to discuss further the condition of the proprietors of this group as they are at present. There are several of them who have acquired their villages recently, and they have displaced Brahmans and Mahomedans, some of whom owned villages all over the district, and have nobody to thank but themselves for the loss of their villages in this group.

21. Below are given details of some of the transfers which have taken place. The cases in which villages have changed hands more than once indicate the enormous rise in the value of land during the last twenty years. The number of times the land revenue for which a village is sold depends so much on whether it contains sir land or not as to be of very little comparative value between different villages :—

Village.	Extent of shares.	Details of transfer.	Number of times land revenue.
Kinhi	5 as. 4 pies ...	Sold in 1877 for Rs. 1,100	4 times.
Ukhli	} Whole villages..	{ Bought by a pleader of Nagpur for Rs. 5,000 in 1875.	} 4½
Gaurala			
Panjri			
Khairi Khurd	Whole village...	In 1872 for Rs. 1,550 ...	6
Do.	Half village ...	In 1883 for Rs. 1,300 ...	10½
Do.	Do. ...	In 1891 for Rs. 2,000 ...	16
Tilhara	Whole village...	At Settlement Rs. 300 ...	½
Do.	Do. ...	Many years ago Rs. 700 ...	1½
Do.	Do. ...	In 1893 for Rs. 3,000 ...	6
Wardhamna	} Whole 5 villages{	{ In 1888 for Rs. 11,000 ...	} 7½
Sondapar			
Surabardi			
Murjhari			
Drugdhamna	} Whole village...{	{ In 1882 for Rs. 9,000 ...	} 19
Nildoh			
Sonegaon			

There have been some other transfers, but these are complicated with other transactions in other groups.

It is noteworthy that in Khairi Khurd the price rose by 67 per cent. from 1872 to 1883, and again 54 per cent. more from 1883 to 1892, or in all 158 per cent. during the last twenty years. Similarly, Tilhara rose in price from Rs. 300 to Rs. 3,000, or tenfold from Settlement to 1892. The high price of Nildoh is accounted for by the valuable grass bir which it contains.

22. I now come to the tenants of the group; they number 1,216 in all, and are divided among the following castes:—

Kunbis	...	...	...	...	470
Telis...	...	...	...	...	169
Malis	...	...	...	...	139
Mahars	...	...	...	...	112
Brahmans	...	...	...	...	70
Mahrattas	...	...	...	...	39
Gonds	...	...	...	...	36
Kallars	...	...	...	...	34
Mussalmans...	...	...	...	...	23
Lodhis	...	...	...	...	21
Koshtis	...	...	...	...	16
Pardhaus	...	...	...	...	15
Dhangar	...	...	...	...	13
Marwaris	...	...	...	...	45
Others	...	...	...	...	48

Total 1,216

The Kunbis as usual largely prevail, as they should do in every well-cultivated group; they include among their number all sorts and conditions of men, but are distinctly a good lot and have not much debt.

The Telis are a strong lot of men who, especially in the towns of Gumgaon and Hingna, are well-to-do. Telis have always means of earning money by oil-pressing and grain-carrying, which make them on an average better off than the Kunbis.

The Malis hold their own well, and are, some of them, very prosperous, some are poor.

The Mahrattas, Brahmans, Koshtis, Marwaris and Kallars are all well-to-do. The Gonds, Mahars and Pardhaus supply the poorer element among the tenants, but there are a good many Mahar tenants who are well off.

23. The conditions of the tenants of each village is mentioned in the village notes, and I need only add that I find that out of transfers of absolute occupancy land, which amount to 10 per cent. of the absolute occupancy area, more than half has merely passed from one cultivator to another. Such transfers between cultivator and cultivator are not an unhealthy sign, and merely indicate the survival of the fittest on the path of progress.

Rent Rate and Assets.

24. The acreage rates, which the various classes of tenants are paying at present, are contrasted with the rates of the last Settlement:—

Class,	Rate at Sett'l- ment.	Rate at present.	Increase or decrease per cent	Actual present rents,
	Rs. a. p.	Rs. a. p.		Rs. a. p.
Absolute occupancy	0 15 4	0 15 4	.....	7,984 13 0
Occupancy	0 11 1	0 11 9	+ 6	10,797 2 0
Ordinary	0 8 3	0 11 5	+38	6,783 14 2
All-round	0 11 1	0 12 7	+14	25,565 13 2
Occupancy cum-ordinary ...	0 9 2	0 11 7	+27	17,581 0 2
Malikmakbuzas	1 5 2	1 3 1	-10	2,820 1 11

The area newly occupied is not large enough to effect the increase in the rate, so that it will be seen that the rise in the rent-rate since Settlement has been very small.

The occupancy rate is 28 per cent. higher than the occupancy *cum*-ordinary rate of last Settlement, but the comparison is not quite fair, for the better class of the then ordinary land is what has chiefly become occupancy now. Had it not been so the occupancy *cum*-ordinary rate would have risen much more than it has done. The rate at which the sir land is sublet is Rs. 2-7-5 per acre, but the area sublet is very small.

25. The assets of the group at present and as at Settlement are also given below :—

Assets.	At last Settlement.	At present.	Increase.
	Rs. a. p.	Rs. a. p.	
Cash	24,290 0 6	28,385 5 1	+12 p.c.
Value of sir, &c.	1,188 9 10	2,277 4 0	+91 „
Total	25,478 10 4	30,662 9 1	+20 „

The increase in the occupied area being 7 per cent. and in the rent-rate 14 per cent.; the resulting increase in assets would be about 22 per cent., but the decrease in malikmakbuza receipts, due to the purchase of some of the holdings by malguzars, which are now valued at the all-round rent-rate, has the effect of reducing the increase of assets to 20 per cent. only. These assets do not include siwai income, which is a considerable item in this group, being derived from the grass reserves.

26. The revenue assessed at Settlement was Rs. 20,243, which fell at 79 per cent. of the assets of that time, or if the siwai assets be included, at about 76 per cent., but the alienations of revenue are considerable in this group.

Factors.

27. The factors for wheat land are not much changed. The deduction for Waburi in this group is 25 per cent. The deduction is larger than in the two Keljhar groups, where only very minor defects of position could be found in a field consistently with its being wheat land, but is smaller than in regular wheat groups where the water courses run through black soil and not through bardi channels, and where wheat fields are cut up to a far more serious extent.

The Hingua group occupies a position somewhere between the Keljhar groups and the wheat tracts, and the defect of the Waburi position found in wheat-bearing fields is more marked than in Keljhar, hence the slight change in the “Waburi” factor.

Khardigohari is put at 18, as in the Takalghat group. There is very little of this soil, and it approaches much nearer to morand II. than in regular wheat lands.

28. The factors for non-wheat land are—

Morand I	22
Morand II	15
Khardi	10

Morand I. Mutafarikat approaches very closely to morand II. Gohari and produces very fine crops of cotton, jauri and linseed. Morand II. Mutafarikat I put at 15 against the tahsil factor of 14.

Khardi I raise to 10 as in the Takalghat group; it is superior to the Khardi Mutafarikat of the wheat tracts.

In the two Keljhar groups I lowered all these factors for *Mutafarikat* a little to give some effect to the fact that there was so much damage by wild pigs, but the same consideration does not hold good here.

Khari factors.

The factors for Mutafarikat land in the Khari position are calculated on the same scale as in the two Keljhar groups and for the same reason.

The changes which I advocate in group factors are based on close personal inspection and comparison with soils of other groups, as well as from observations of rents and enquiries from cultivators.

Ran factors are based on the smaller scale of deduction as the *ran* damage is slight here.

Unit Incidences.

29. I now come to the question of the unit incidences which are brought out by the application of the soil factors.

The incidences range from 0.49 to 2.59, they average 1.05, and the incidence of the group as a whole for all classes of tenants is 0.96.

Details of incidences.

The details of mahal unit incidences are as follows:—

Incidence.				No. of mahals.		
0.40	...	...	...	0.50	...	1
0.50	...	...	...	0.60	...	4
0.60	...	...	...	0.70	...	7
0.70	...	...	...	0.80	...	5
0.80	...	...	...	0.90	...	7
0.90	...	...	...	1.00	...	6
1.00	...	...	...	1.10	...	1
1.10	...	...	...	1.20	...	5
1.20	...	...	...	1.30	...	2
1.30	...	...	...	1.40	...	1
1.40	...	...	...	1.50	...	2
1.50	...	...	...	1.60	...	1
1.60	...	...	...	1.70	...	3
1.70	...	...	...	1.80	...	0
1.80	...	...	...	1.90	...	0
1.90	...	...	...	2.00	...	2
above 2.00	...	...	...	2.39	...	1
				2.59	...	1
				Total.....49		

30. An analysis of these incidences, taken together with the circumstances of the several villages which bear them, illustrates with great clearness the principle that very low rents are a mistake for the ryot, who is better off when stimulated to exertion by the pressure of a rent which he can feel as a charge upon his land, provided the charge be not heavier than can be met by him by reasonable exertion and with average good fortune.

The point at which the charge becomes again too heavy is also distinctly to be seen from the incidences.

Among villages with low incidences occur several of the rith estates of the poor part of the group, where there has been substantial enhancement: in these cases, the low incidences merely indicated the very small demand for land formerly existing, and as the demand has become greater, rent rates have risen. In such estates low rents are the natural accompaniment of land distant from the cultivator's homes, but where there is no such reason as this for land being in small demand, and the rents were fixed originally by special favour or by custom, there we find that the tenants have allowed their fields to be overrun with weeds, while they themselves are in debt and their houses mere hovels.

Striking examples of this are to be seen in the case of Dahigaon 0.49, Takli 0.56, Sunthana 0.66.

These three villages are situated where the demand for land is naturally high; being all makta villages of the Bhonsla estate there was no motive to enhance their rents, and there is absolutely nothing to account for the poverty of the tenants in them and their poor cultivation, except the extreme lowness of their rents which can be met with the very minimum of trouble.

Effect of high rents.

31. On the other hand, villages with incidences of 1.40, 1.50, and even 1.60 are among the best in the group. About 1.60 to 1.70 a gap is observable, and there are four villages exceeding 1.90 and going up to 2.50. These are the first three villages of the group belonging to Naoloji Rao Guzar, whose father and grandfather pushed up rents in good Mahratta style, and Raepura, the suburb of Hingua, where the demand for the land near the town, poor though it is, was carried to extremes. In all these four villages there are considerable rental arrears, and those tenants who live exclusively by their local lands are very poor.

32. So far as it is safe to draw conclusions from a limited number of figures the incidences tell us that unless there be special cause for a low demand for land, rents falling below 0.70 have a depressing effect on the style of agriculture, while on the other hand with incidences above 1.70 a village feels the rental pressure to be rather too severe.

33. I pass to the incidences on each class of tenants, contrasting these with the acreage rates already detailed :—

CLASS.						Acreage rate.	Incidence.	Past increase in rent-rate.
						Rs. a. p.		
Absolute occupancy	...	...	...	...	...	0 15 4	1.00	Nil.
Occupancy	...	...	...	...	...	0 11 9	0.87	+6 p. c.
Ordinary	...	...	...	...	...	0 11 5	1.10	+38 „
All-round	...	...	...	...	...	0 12 7	0.96	+14 „
Occupancy cum-ordinary	...	...	...	...	...	0 11 7	0.94	+27 „

These incidences taken with the acreage rates show clearly how the best land is held by absolute occupancy and the next best by the occupancy tenants. In the case of the former rents have been relatively higher from former days since this class held the lands on which the first demand of all had existed.

Standard rate. 34. It remains only to propose a standard rate for the group; I propose 1.15.

The occupancy cum-ordinary rate would indicate an incidence at last Settlement of which plus 50 per cent. is equal to 1.11.

On the other hand, the all-round incidence similarly calculated points to a rate of 1.05 and the ordinary incidence to one of 1.20. Occupancy rents, when compared with occupancy rents of last Settlement, show 1.25 as the proper rate, but when compared with the occupancy cum-ordinary rents of last Settlement, over which they have risen 28 per cent., then 1.05 is the highest rate justified. Between these conflicting rates 1.15 is a fair mean.

For the absolute occupancy tenants 1.25 would seem fair enough as a standard, but this would be too high for the very large occupancy class. On the other hand, 1.05, which might be fair for occupancy tenants alone, would let off absolute occupancy tenants altogether. A convenient figure between these two is 1.15.

It is probable that the rise in the actual occupancy rent has not been so large as the excess of the occupancy rate over the occupancy cum-ordinary rate of last Settlement would lead one to suppose. As I said before, the superior land of the former ordinary holdings gone up into the occupancy class, and about 12 or 15 per cent. is probably the full amount of the rise in occupancy rents. If such be the case, 1.15 would suit very well.

35. The effect on each class of tenants of the application of the standard rate will then be—

CLASS.	INCREASE OVER PRESENT.			TOTAL INCREASE SINCE SETTLEMENT		
Absolute occupancy	...	+15 p. c.	...	...	+15 p. c.	
Occupancy	...	+32 „	...	...	+50 „	(Increase since Settlement being estimated at 15 p. c.)
Ordinary	...	+4 p. c.	...	...	+45 p. c.	
All-round	...	+20 „	...	...	+37 „	

The occupancy tenants are by far the largest class, and it would not be prudent to estimate an enhancement of more than 33 per cent. for them. The increase on absolute occupancy tenants is small, but the incidence of this class is 25 per cent. above the ordinary incidence as it stood at last Settlement, and I think it must have been quite 10 per cent. higher than the average rates then. So that the standard rate will mean for them also a 45 per cent. increase over the average rate at Settlement.

Mahal Unit Rates.

36. My rates range from '60 to 1'45, which latter is 25 per cent. above the standard rate.

I have gone below the standard rate only in cases of villages where the tenants are very poor, or where a standard rate would give too high a 'per saltum' rise. I have exceeded the standard rate so as to give effect to price considerations subject to the general circumstances of the village, and to this limit of 1'45.

37. Viewed with other groups, the standard rate of 1'15 seems to be well justified; it is naturally a higher one than in the two Keljhar groups, and it is higher than Nagpur, to which group it is almost equal in point of trade facilities, but in the Nagpur group the lowness of rents in many villages kept down the workable standard.

Fixed merely on general grounds a standard of 1'25 for Nagpur and 1'20 for this group would be most suitable, but in neither case could they be worked up to.

38. I give below the chief figures of previous groups of the Nagpur Tahsil, which are now numerous enough to form a basis for comparison, the Waroda and Bela groups being reserved for comparison with the groups of the Unrer Tahsil, which will shortly be reported on:—

NAME OF GROUP.	Percentage of wheat land.	Percentage of wheat grown.	Acresage rate.	Increase since Settlement.	Unit incidence.	Standard rate.
Takalghat	74	20	Rs. a. p.			
Nagpur	94	39	0 10 9	+ 11 p. c.	0'73	0'90
Bazargaon-Kauras	42	7	1 4 7	+ 19 „	0'94	1'10
Kanholi	28	6	0 11 2	+ 28 „	0'94	1'05
Hingna (under report)	39	13	0 11 2	+ 25 „	1'19	1'10
			0 12 7	+ 14 „	0'96	1'15

Nagpur,
The 22nd September, 1892. }

R. H. CRADDOCK,
Settlement Officer.

RENT RATE REPORT FOR THE HINGNA GROUP OF THE NAGPUR TAHSIL.

No. 2904-147, dated 27th September, 1892.

Submitted to the Revenue Secretary to the Chief Commissioner.

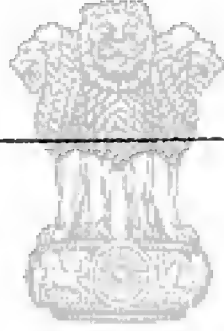
The tract abounds in flat-topped stony hills of the kind which overlook the Civil Station of Nagpur on its western border. Between the hills are shallow valleys, but part of the valley land is stony also. The lands are poor, and much enhancement of rents is not desirable.

2. I agree with the Settlement Officer in thinking 1'15 suitable as the standard rate. There are cases in which purely statistical considerations point to slightly different village rates than those proposed. But weight must be given to the local knowledge of the Settlement Officer, when the Settlement Officer is possessed of judgment and experience, and I have hesitated to suggest changes save in one or two cases.

J. B. FULLER,
Commissioner of Settlements and
Agriculture, C. P.

The 24th September, 1893.

STATEMENT A.



सत्यमेव जयते

STATEMENT A.—Hingna Group.

Serial Number.	Number and Name of village.	Number and Name of Mahal.	Assets at the former Settlement.			Revenue assessed at the former Settlement.	Percent- age of revenue on assets of former Settlement.	Assets at present.			Increase in Assets since the former Settlement.		Remarks.
			Cash.		Estimated value of Sir, Khudkasht and land held by privileged tenants.			Total.	Rs. a. p.	Rs. a. p.	Actual.	Per cent.	
			Rs. a. p.	Total.									
1 310	Bhiokund ...	Bhiokund ...	Rs. a. p. 198 0 0	Rs. a. p. 8 9 10	Rs. a. p. 366 9 10	Rs. a. p. 400 0 0	130	Cash. 395 0 0	Estimated value of Sir, Khudkasht and land held by privileged tenants. 10 6 2	Total. 405 6 2	Rs. a. p. +98 12 4	+82	+7
2 361	Salaemendha ...	Salaemendha ...	211 4 0	8 4 1	219 8 1	270 0 0	123	421 8 0	9 4 6	430 12 6	+211 4 5	+96	+4
3 601	Mandhoghorar ...	Mandhoghorar ...	1,582 0 0	39 12 5	1,621 12 5	1,250 0 0	77	1,727 8 0	13 12 10	1,741 4 10	+119 8 5	+7	-2
4 275	Mohagaon Buz... ..	Mohagaon Buz... ..	801 8 0	107 10 1	909 2 1	600 0 0	66	817 8 0	14 10 7	938 2 7	+50 0 0	+3	-9
5 277	Mangli ...	Mangli ...	741 8 0	6 4 5	747 7 5	600 0 0	89	712 5 0	10 4 8 9	816 13 9	+69 6 4	+9	-27
6 277	Dhanoli ...	Dhanoli ...	471 8 0	16 0 6	487 8 6	333 0 0	68	427 8 0	132 12 9	560 4 9	+72 12 3	+14	-11
7 277	Kinhi ...	Kinhi ...	911 12 0	52 15 6	964 11 6	833 0 0	87	834 2 8	228 12 3	857 14 11	-108 12 7	+12	-9
8 362	Junawani ...	Junawani ...	745 1 0	81 1 9	826 2 9	509 0 0	61	860 8 0	63 14 4	924 6 4	+128 3 7	+16	+10
9 365	Nandakhurd ...	Nandakhurd ...	164 4 0	7 2 3	171 6 3	130 0 0	88	201 0 0	10 13 1	211 13 1	+40 6 10	+23	-23
10 364	Ukhili ...	Ukhili ...	577 4 0	4 5 1	581 9 1	459 0 0	78	711 4 0	35 4 3	746 8 3	+164 15 5	+28	+3
11 365	Khairikurd ...	Khairikurd ...	286 8 0	16 14 10	303 6 10	251 0 0	82	329 8 0	66 12 1	395 4 1	+92 18 3	+31	+9
12 365	Gaurala ...	Gaurala ...	321 0 0	7 9 9	328 9 9	250 0 0	76	420 8 0	40 12 3	461 4 3	+132 10 6	+40	+13
13 372	Panjri ...	Panjri ...	502 0 0	28 2 6	530 2 6	425 0 0	80	549 0 0	116 6 1	665 6 1	+135 3 7	+25	-12
14 372	Kirmati ...	Kirmati ...	384 4 0	15 1 1	399 5 1	339 0 0	88	537 0 0	113 6 2	650 6 2	-251 1 1	+13	-19
15 415	Gungaoon ...	Gungaoon ...	953 12 0	314 14 4	1,068 10 4	680 0 0	56	1,022 4 0	128 3 8	1,150 7 8	+81 13 4	+7	-1
16 415	Kotewara ...	Kotewara ...	653 8 0	8 8 6	662 0 6	500 0 0	72	752 12 0	8 10 10	761 6 10	+69 6 4	+10	-10
17 414	Dohagaon ...	Dohagaon ...	433 0 0	12 5 11	445 5 11	450 0 0	10	550 8 0	5 14 6	555 6 0	+111 0 1	+35	-4
18 416	Samthana ...	Samthana ...	472 15 0	8 10 16	481 9 10	480 0 0	100	623 12 0	10 12 5	634 8 5	+152 14 7	+24	-74
19 417	Sheomarka ...	Sheomarka ...	588 0 0	18 0 10	606 0 10	350 0 0	58	680 4 0	10 7 4	700 11 4	+94 10 6	+15	-12
20 373	Kharka ...	Kharka ...	740 0 0	44 2 3	745 2 3	600 0 0	76	812 4 0	20 1 1	832 5 1	+78 2 10	+10	+6
21 373	Monadha ...	Monadha ...	813 4 0	35 9 2	848 13 1	570 0 0	57	895 0 0	45 9 7	940 9 7	+61 12 5	+7	-1
22 373	Sukli ...	Sukli ...	730 0 0	61 9 4	791 9 4	550 0 0	69	997 8 0	25 6 0	1,022 14 0	+21 4 8	+20	-1

STATEMENT B.—Showing factors for Hingna Group, Tahsil Nagpur.

	Wheat land.										Garden land.				Minor crop.		REMARKS.	
	Ordinary.	Lawn.	Khari.	Bandhya.	Bhandhan.	Pathar.	Wahori.	Irrigable.	Khari irrigable.	Rain.		Irrigable.		Barani.	Khari.	Ordinary.		Khari.
										-20 p. c.	-40 p. c.	Ordinary.	Khari.					
Kali ii. ...	36	40	64	36	40	29	27	36	64	29	...	72	76	36	64	...	...
Morand i. ...	32	38	56	32	38	26	24	32	56	26	...	64	68	32	56	22	50	
Morand ii. ...	24	28	42	24	28	19	18	24	42	19	...	48	51	24	42	15	37	
Khardi gohari ...	18	19	32	18	19	17	15	18	32	15	...	36	37	18	32	...	...
Khardi Mufarkat ...	...	...	...	...	...	...	...	...	...	...	...	20	21	8	16	10	30
Bardi ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	5	10
Retari ...	...	...	...	...	...	...	...	...	...	...	...	10	(11)	8	16	5	10
Kachar ...	36	...	...	...	...	...	...	...	...	29	...	72	...	50	...	...	...

Dated Nagpur,

the 22nd September 1892.

R. H. CRADDOCK,

Settlement Officer, Nagpur

STATEMENT C.—Hingua Group of the Nagpur Tahsil, Nagpur District—contd.

Serial and tank Numbers.	Name of Village and Mahal.	Class of tenants.	A ¹ LAST SETTLEMENT.			AT PRESENT.			Increase per cent. of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit rate proposed, and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
3 361	Mandho Ghorar ...	Absolute occupancy ...	614.38	721 0 0	1 2 9	564.05	623 0 0	1 1 8	-6	1.78		The third largest village in the group: it lies clear of the area of hill and slope which forms the junction point of this group and the Kauras and Kanholi groups; it is also a mekasa of Naooji Rao's. There are over 100 houses and a population of 480, and the village is a fairly good one in appearance. The land is fairly flat and the soil is of average quality, but quite 90 per cent. is kharif land and there is very little wheat. Out of 64 tenants 24 are Kurbis and 12 Malis, and 4 Brahmins, the rest being of various castes, but with a certain number of well-to-do tenants; there is a great deal of debt and heavy rental arrears, which are of constant occurrence. This is partly due to rents having been high, and partly to the fact that under the present proprietors kamdars do or omit to do just as much as they choose. Some tenants set off wages for carrying the malguzars grass against rents. The village has been at a standstill since Settlement, but several holdings have changed hands. The position of the village in relation to Nagpur, and neighbouring markets is a good one. Here again a rate has to be fixed quite independently of the incidences. Some relief to the highest rent-payers will be advisable. As a rate to level up to the standard rate of 1.15 will be quite appropriate. Practically no Sir.
		Occupancy ...	112.37	168 0 0	1 7 11	390.90	529 8 0	1 5 8	-9	1.99		
		Ordinary ...	277.13	349 0 0	1 3 8	255.81	261 0 0	1 2 6	-6	2.57		
		All-round ...	1093.88	1,229 0 0	1 3 7	1,180.76	1,413 8 0	1 3 2	-2	2.97		
		Occupancy cum ordinary ...	389.59	508 0 0	1 4 10	616.71	790 8 0	1 4 6	-2	2.15		
		Malikmakhuza ...	18.12	353 0 0	1 15 2	194.34	314 0 0	1 9 9	-17	3.10		
4 278	Molgaon Buzurg ...	Absolute occupancy ...	312.56	497 0 0	1 9 5	300.48	499 0 0	1 10 7	+5	1.73		This village lies among some hills which project from the Kauras plateau: hills fringe the north of it, and the southern portion is also high-lying, in the centre is a valley with a nala flowing down the middle; either side of this is level land and some good kharif cultivation with but very little wheat. The village site is a good one, and of the 31 tenants, 6 or 7 are well-to-do men, the rest being an average lot. A weekly bazaar is held here. The Brahman proprietor has lost half to the Sakhi Khar mentioned in the Kauras group, and half he will shortly lose as the Kauras hold as mortgages. The cultivators here have bought and sold holdings among themselves, and many of them have land in Mhasala of the Kauras group. Land has sold for high prices. This was one of the cases in which competition in the past for land near a large village with a weekly bazaar, drove up rents of protected tenants. Ordinary rents have not been kept up to that pitch. Some relief will be necessary in individual cases.
		Occupancy ...	34.75	22 8 0	0 10 4	93.62	103 8 0	1 1 8	+71	1.56		
		Ordinary ...	181.31	122 0 0	0 10 9	104.53	55 0 0	0 8 5	-22	1.17		
		All-round ...	5.8.52	641 8 0	1 3 5	498.93	657 8 0	1 5 1	+9	1.64		
		Occupancy cum ordinary ...	216.6	144 8 0	0 10 8	198.45	158 8 0	0 12 9	+19	1.40		
		Malikmakhuza ...	139.75	160 0 0	1 2 3	139.15	160 0 0	1 2 5	+1	1.00		
											Ryoti 1.30 Sir 1.50	

A small rith estate to the east of Junawani and north of Khairi Khurd, much of the area is rather high-lying, especially on the Khairi side, but there is one-third of it lying lower and of fair soil, growing wheat and linseed. The Brahman proprietors are in debt. The tenants are a good lot from Hingna, Junawani, and Kuli, and are Kumbis, Telis, Mauns and a Marwar. There are some rental air-wars, but this is solely due to the fact that no proper arrangements are made for collecting rents from the tenants who are scattered over so many villages. Occupied area has been quite stationary here, while assets have risen by 2.3 per cent. Occupancy tenants are the chief class, and their rents are 50 per cent. over the occupancy *cum* ordinary rents at Settlement, but these were in themselves so low that they might well be raised now to some extent. One of these holdings is sub-let for treble the rent. A rate something below the standard would be suitable here, but cannot possibly be reached, and I propose 0.80 as being the highest rate to which occupancy rents can be raised after their rise since Settlement. There is no sir land.

A small village south of Hingna, traversed by two nala's from west to east; there is a very considerable area of wheat land here, though much of it is rather uneven. Wheat covers 20 per cent. of the wheat land, a similar area being under linseed. No land was recorded as wheat land, except on the admission of the cultivators. The only poor land lies along the nala banks to some distance. Malguzar is a Brahman money-lender, and pleader. Tenants are chiefly of Hingna, only three of the village which, however, has a prosperous look. Several of the older tenants hold land at very low rents, and thus reduce the incidence. A good deal of land is sub-let on favourable terms. The occupancy tenants are paying about 28 per cent. over the occupancy *cum* ordinary rate at last Settlement. They are a large and important class, and the rate for the village must be fixed with reference to them. I propose 0.90. This could not well be exceeded on the ground of the past rate, though *casters paribus* the standard rate would be quite suitable here. A absolute, when fair rents can be raised quite well up to this, when fair rents are fixed on some specially favoured holdings. Khudkasht here is 4 per cent. I would value it at 1.15.

This is one of the villages which lies on the projecting range of hills which divide this pargana from the Keljhar pargana. The whole of the south and west of this village is hilly, and only on the north and east is there any land worth cultivating; a few fields can bear wheat, the best fields are sir and khudkasht. Incidences show that rents are high on the poor land, and the tenants are a poorish lot, Gonds and Pardhans in the village itself. Some tenants come from Junawani and Ukhli. The malguzar is a rich Kalar of Hingna, who has enhanced his ordinary tenants largely. I would not exceed the standard rate by much, as the village is not in a very good state, though the cultivated portion of it is accessible enough. Many ordinary tenants have taken bard land here at Rs. 2 an acre in order to secure the advantages of grazing for their cattle, and this makes the ordinary incidence high. Assets have risen 31 per cent. I propose 1.20 and 1.95 for sir. The rise of 25 per cent. in the occupancy rate over the occupancy *cum* ordinary of Settlement brings the rate quite high enough for a village of this kind.

STATEMENT C.—Hingua Group, of the Nagpur Tahsil,—*contd.*

Serial and thak Numbers.	Name of Village and Mahal.	Class of tenants.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent. of present acreage incidence over that of Former Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
			Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
12	Gaurala ...	Absolute occupancy ...	30-81	12 0 0	0 6 3	33 00	12 0 0	0 5 10	• -7	.44		One of the southernmost villages on the borders of the Kanholi group, the hills which bound the two per-ganas enter here to the south and end off, and except for these hills, the lands of the village are fairly level with a good many wheat-bearing fields scattered about. About 2½ of the area is wheat land. The tenants are Kunbis, Mal's and Mahars. The latter live in the few huts which make the village site, while the former come from Panjri and Ukhli. The proprietor is the same Brahman as in Ukhli. There is no change in the occupied area, but rent-rates have risen largely, and the increase in assets is 40 per cent. Not much enhancement is therefore feasible, although rents are far below what the village could pay. I do not see my way to proposing a rate higher than 0-95. (See the occupancy <i>com</i> ordinary rate) the absolute occupancy land is comprised in a single holding. There is 6 per cent. khudkaht. I would value at the standard rate.
		Occupancy ...	128-94	88 8 0	0 11 0	346 67	267 8 0	0 12 4	+12	.80		
		Ordinary ...	516-25	221 8 0	0 6 10	247-65	139 0 0	0 9 0	+32	1-08		
		All-round ...	676-00	321 0 0	0 7 7	627-32	418 8 0	0 10 8	+41	.86		
		Occupancy <i>com</i> ordinary.	645-19	309 0 0	0 7 8	594-32	406 8 0	0 10 11	+42	.88		
												Ryoti 0-95 Sir 1-15
13	Panjri ...	Absolute occupancy ...	266-88	256 0 0	0 15 4	224-79	197 8 0	0 14 1	-8	.81		A small village east of Gaurala, it borders on the Takalbat group, it is bounded on the north by a mala and divided up by another, the land is of medium quality. Some good wheat fields on the Mounda side, and some more scattered about. There is rather a large area of wheat land recorded here, but villagers told me that fields would grow wheat, about which I should have been doubtful myself, and they were questioned about each field recorded as wheat land. The proprietor is the same as in Gaurala and Ukhli, and the tenants are Kunbis, a few Brahmins and Gonds. They live in the village which, though small, is prosperous-looking. Both the present and the former proprietors enhanced rents, and the assets have increased by 25 per cent. I would not touch occupancy or ordinary tenants here in view of the increase in their rent-rate, and I therefore propose 1-05 which is the nearest approach to the standard rate which can be made. Sir and khudkaht are 14 per cent. here. I would value at the standard rate.
		Occupancy ...	62-25	35 0 0	0 9 0	165-25	181 0 0	1 1 6	+94	.99		
		Ordinary ...	309-43	211 0 0	0 10 11	164-66	161 8 0	0 15 8	+44	1-06		
		All-round ...	638-56	502 0 0	0 12 7	554-70	540 0 0	0 15 7	+24	.94		
		Occupancy <i>com</i> ordinary.	371-68	216 0 0	0 10 7	329-91	342 8 0	1 0 7	+57	1-03		
												Ryoti 1-05 Sir 1-15

STATEMENT C.—Hingna Group of the Nagpur Tahsil, Nagpur District—contd.

Serial and tank number.	Name of Village and Mahal.	Class of tenants.	AT LAST SETTLEMENT.				AT PRESENT.				Increase per cent. of present acreage incidence over that of Former Settlement.	Incidence per soil unit.	Unit rate proposed, and Sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.						
1	2	3	4	5	6	7	8	9	10	11	12	13		
16 422	Kotewara ...	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum ordinary.	318.62 82.63 320.00 721.25 402.63	337 0 0 136 0 0 210 8 0 688 8 0 316 8 0	1 0 11 1 10 4 0 10 6 0 15 2 0 13 9	302.37 405.97 59.77 768.11 465.74	311 0 0 402 12 0 31 0 0 747 12 0 7486 12 0	1 0 5 0 15 11 0 9 1 0 15 7 0 15 6	-3 -40 -13 +3 +9	1.11 1.26 .44 1.10 1.10			Practically a suburb of Gunggaon from which it is divided by the Wana river. It is held mukta by the Bhonsla estate, the village lands comprise many good fields intermixed with poorer and rather stony land. Most of the tenants are Prathmans, Kalars, Telis. Some of the best fields were appropriated by an ex-kamdar many years ago when he was agent here. He has also encroached on some land near the village site. The ordinary land has been let for astonishingly low sum. Occupancy rents are about 8 per cent. above the ordinary rate at last settlement. There was not such competition for these lands, as for the low-lying Gunggaon lands in the past, rent are not the before so high here as there, but there is no reason why the two villages should not pay at nearly the same rate. I propose 1.35, the ordinary rents will be raised to as fair a rate as can be borne at one enhancement. Wheat covers a larger area than any crop here. There is no sir here.	
17 424	Dahagaon...	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum ordinary.	264.86 595.42 445.80 1006.8 741.22	132 0 0 145 0 0 155 0 0 433 0 0 301 0 0	0 8 0 0 7 10 0 5 7 0 6 10 0 6 5	233.71 593.74 172.99 10 6.47 772.73	127 0 0 288 8 0 135 0 0 550 8 0 423 8 0	0 8 8 0 7 8 0 12 6 0 8 9 0 8 9	+3 -2 +121 +7 +35	.49 .44 .67 .49 .49		0.65	Situated north of Kotewara, and east of Khapri Railway Station, the mouza is a fair size, though the village is small. It is noted for the fine tank it contains. The tank is not used for irrigation, but the lands below it are moist and fertile. To the south of the village are the low rents, and the poorest cultivations to the north the cultivation is better, and the rents higher. One of the most noteworthy examples of exceptionally low rents resulting in the poorest cultivation, and indebtedness of the tenants is afforded by this village. There are not many local tenants, and such as there are are poor, and their huts lie low beneath the tank band. Those who cultivate from Kotewara are not much better, and they do not care to pay much rent as the land is rather far from their houses. The fields have become grown over with weeds, and the crops are consequently poor. But there is absolutely no reason why the land should pay such low rent, for 37 per cent. of the cropped area is under wheat, which covers nearly half the possible wheat land, and there is also a large area under linseed. In my opinion a substantial enhancement would result in either better cultivation by the tenants or if they would not pay the rent, there are thousands who would be glad to take the land.	

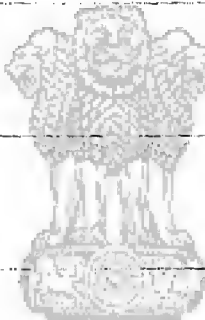
STATEMENT C.—Hingua Group of the Nagpur Tahsil, Nagpur District—*contd.*

Serial and thak Numbers.	Name of Village and Mahal.	Class of tenants.	At Last Settlement.			At Present.			Increase per cent. of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit rate proposed, and sanctioned.	Reasons for rate.
			Area.	Rent.	Rs. a. p.	Incidence per acre.	Area.	Rent.	Incidence per acre.			
1	2	3	4	5	6	7	8	9	10	11	12	13
			Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
25	Isani ..	Absolute occupancy ..	132.50	29 0 0	0 3 6	133.53	35 0 0	0 4 2	+19	.65		
		Occupancy ..	62.75	20 0 0	0 5 1	158.58	47 0 0	0 4 8	-8	.51		
		Ordinary ..	602.30	113 0 0	0 3 0	689.52	311 0 0	0 7 9	+158	.90		
		All-round ..	797.55	162 0 0	0 3 3	931.63	393 0 0	0 6 9	+108	.80		
		Occupancy <i>cum</i> ordinary.	665.05	133 0 0	0 3 2	798.10	358 0 0	0 7 2	+123	.82	0.80	

rental arrears, and the enhancements still leave rents very low for a village so near Nagpur, and Hingua occupancy tenants are only paying about 20 per cent. over the occupancy *cum* ordinary rate at last Settlement, and their payments can be raised in moderation, I would propose 0.85 which will raise the important occupancy class by 25 per cent. and absolute occupancy tenants by 50 per cent., but these can be allowed drawbacks. The rate is so low in itself that substantial enhancements will be borne easily. Sir, is here 5 per cent. I would value it at 1.15 the standard rate.

A rich village lying on the high-lying lands which here form the water-shed of the Wunna. It is well known for its single conical hill which can be seen for so many miles, and from the top of which a fine view of the surrounding country can be gained. The village is held mukta of the Bhonsla estate, but has been leased since 20 years back to a Mohamedan, but of 768 acres in cultivation only 10 acres in the lower-lying portions can bear wheat, which was this year grown on 37 acres. The occupied area has increased considerably, and rent-rate has risen very largely, so that the assets and average rates show how poor the land is, and how low the occupancy *cum* ordinary rate of last Settlement the rent was at Settlement. Occupancy rents exceed by 47 per cent., but the comparison is not quite a fair one as there is still so little occupancy land. It is impossible to measure the occupancy increase exactly, but the incidence which is borne by this class is still extremely low. The tenants are an average lot from Hingua and Siwungion. The enhancement on absolute occupancy tenants has been real. I would enhance absolute occupancy tenants therefore by 25 per cent. only, this gives a rate of 0.80 and is high for occupancy tenants, but their rents are extremely low, and they number only 7 altogether and their actual rents are small sums. The village rate might be at least 1.10 and therefore 0.80 will be quite fair. No sir.

Wagdara ...	...	Absolute occupancy ...	411.12	178	8	0	0	6	11	367.26	181	0	0	0	7	11	+14	61
	...	Occupancy ...	235.87	73	0	0	0	4	11	192.49	93	8	0	0	7	9	+58	72
	...	Ordinary ...	35.75	12	0	0	0	4	11	130.81	39	0	0	0	3	3	-3	67
	...	All-round ...	682.74	262	8	0	0	0	3	190.56	312	8	0	0	7	8	+18	65
	...	Occupancy cum ordinary.	271.62	84	0	0	0	4	11	3.3.30	132	8	0	0	6	7	+34	71
	...	Malkinakbuza	37.25	37	0	0	0	1	5	25.50	37	0	0	0	1	7	+7	



सत्यमेव जयते

The appropriate rate is therefore 0·85 for the occupancy tenants, and this will give an enhancement of 40 per cent. on the absolute occupancy class, and raise ordinary rents by about 30 per cent.

The whole enhancements will be very far from bringing the rents up to the level which the village might fairly bear.

A large rith village, west of Isarni, and close to Hingna, from which place the cultivators come. It is also mukta of the Bhonela estate and has been leased along with Isarni. Much of the area is high-lying, but there are many good fields in the hollows, and as much as 30 acres of water-gathering and orange garden or 3 per cent. of the occupied area. The tenants are a good class of coolies, and the value of land has risen in the village as indicated by the transfers of some of the holdings. The absolute occupancy area at last Settlement was overestimated in every holding, and the only change has been in the rent which has increased by a few rupees owing to family division. An absolute occupancy holding here (65 acres, rent Rs. 1-1) was sold to a Mali for Rs. 250 twenty years ago. The Mali planted an orange garden and sold the holding to a Brahman for Rs. 1,000, the Brahman has sold it to a Kalar of Hingna this year for Rs. 1,250. The occupancy rate is curious in conjunction with the non-enhancement of ordinary rents. But the rent enhancement has been only 27 per cent. on the occupancy tenants. Thus the occupancy land at Settlement was :—

At Settlement...235 acres	Rs. a. p.	
Deduct	90 "	73 0 0
		19 0 0
		Gone to waste
		or now held
		in ordinary
		right.
Balance	145 "	54 0 0
Add	43 "	19 8 0
		On which occu-
		pancy rights
		have been
		earned.
Total ...	188 "	73 8 0
Enhancement..		50 0 0
		= 27 per cent.
Present area...	192 "	93 8 0

This is a small strip of a village just north of the Wuna river, but though the Monza is small it contains the larger and finer portion of the town of Ilingna. The eastern portion contains fairly good soil, but on the Suagam side the soil is poor. Garden land covers 8 per cent., but there is not much wheat land, and rents are exceedingly high, and although a good many of the tenants are well-to-do men, Kosbtis, Kalas and Marwars, yet there are several poorer tenants; and for so small a village considerable rental areas; I would therefore reduce rents here *pari passu* with enhancement in Ilingna, where many of the same tenants hold land and where rents are low. Demand for land near the town raised rents up to a high pitch in olden days, and there has been enhancement since settle-

Raspura ...	Absolute occupancy ...	230-25	395 5 6	1 15 7	187-71	865 5 0	1 15 2	-1	2-19
Occupancy	37-00	58 0 0	1 9 0	94-14	154 2 0	1 10 2	+4	1-67
Ordinary	71-94	76 2 0	1 0 11	19-36	24 0 0	1 3 10	+17	1-37
All-round	309-19	539 7 6	1 11 4	301-21	543 7 6	1 12 10	+5	1-96
Occupancy sum ordinary.	...	108-94	134 2 0	1 3 8	113-50	178 2 0	1 9 1	+57	1-62

STATEMENT C.—Hingna Group, of the Nagpur Tahsil, Nagpur District—contd.

Serial and Block Numbers.	Name of Village and Mahal.	Class of tenants.	At Last Statement.			At Present.			Increase per cent. of present average incidence of Farmer Settlements.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	3	3	4	5	6	7	8	9	10	11	12	13
26	Hingna ...	Absolute occupancy ...	Area.	Ra. a. p.	Ra. a. p.	Area.	Ra. a. p.	Ra. a. p.				<p>This is the capital of the group, and its population is 2,450; smaller than Gungoon, but it is the chief town of the pargana from old times. It is situated on the south bank of the Wanas river. The large mals from Dhanoli join the Wanas here. There is a large non-agricultural population of Marwaris, Khatris, Kachhis, Telis, and all of these who hold land are well-to-do, but among the Kachhis and Mals there are a good many poorer tenants with some substantial ones. The Telis are a good lot. There are on the whole then a large number of substantial cultivators. Irrigation has declined here it is well known, especially where heavy rains are irrigative. The old water of the land is generally good; on the north between the mals and the river is good but non-wheat bearing land, south of this is a wide area of wheat land with a fair area of mowad 1, and a good area of wheat bearing mowad 11. On the extreme south again is poorer soil. Bungal arweers are rising. The village belongs to the Bungal thanat estate. Malikmahals are the highest rated. They had competed for the best lands near the village side, and the large area in the mowad prevented such competition for other lands. A sitting rate for this village would find it to be the rate in Gungoon of 1.45, but of course this is quite out of the question with the present incidence. I should not care to propose a larger enhancement than 40 per cent. on so large a class as the absolute occupancy tenants here, and I accordingly propose 1.05; this will raise occupancy tenants by 50 per cent. The ordinary incidence is raised by a holding of 17 acres, being let for Rs. 105 which the Court of Wards held to be a fair holding of the estate which is not the case. There is no mals.</p>
27	Hingna ...	Occupancy ...	875-19	798 3 7	0 14 7	878-25	790 8 6	0 14 5	-1	.76		
27	Hingna ...	Ordinary ...	280-19	276 15 0	0 15 10	278-30	308 11 0	1 0 5	+4	.81		
27	Hingna ...	Ordinary ...	115-68	114 8 5	0 15 10	58-08	148 4 0	2 8 9	+144	2.05		
27	Hingna ...	AB-round ...	1271-06	1,187 6 0	0 14 11	1,323 7 6	1,323 7 6	1 0 2	+8	.54		
27	Hingna ...	Occupancy cum ordinary.	265-87	391 5 5	0 15 10	432-54	642 15 0	1 3 8	+54	.95		
27	Hingna ...	Malikmahals ...	328-08	453 0 0	1 6 1	355-84	459 2 3	1 5 10	-1	1.31	1.05	
27	Hingna ...	Malikmahals ...									1.10	
27	Hingna ...	Malikmahals ...										
27	Hingna ...	Malikmahals ...										
26	Sungat ...	Absolute occupancy ...	418-81	467 0 0	0 15 7	388-78	390 0 0	0 15 8	1.12		<p>A village of poor soil, the good land being embodied to a strip on the Wanas river; better, and some few fields on the Wanas side. The situation of the lands is on the north bank of the Wanas, the land near which is very uneven at this point of its course. The present proprietor is a Marwaris the village having changed hands several times. There is a small village site, but a few tenants come from Hingna and Kachris. There are some rental arrears here, and as there has not been much enhancement this seems to indicate that rents are rather high for a village of such uneven</p>
27	Sungat ...	Occupancy ...	194-68	196 0 0	0 11 2	224-06	206 0 0	0 14 10	+23	1.56		
27	Sungat ...	Ordinary ...	75-80	50 0 0	0 10 7	88-44	80 4 0	0 12 0	+18	1.97		
27	Sungat ...	AB-round ...	683-24	693 0 0	0 13 9	679-27	684 4 0	0 14 11	+8	1.14		
27	Sungat ...	Occupancy cum ordinary.	379-13	198 0 0	0 11 0	312-40	274 4 0	0 14 1	+26	1.56	1.25	

land, and without much overcompensating good soil. There are some good tenants, but there are in the majority. The village is very poor in their class, as the lands are not only un-when tenants, but also very narrow, but tenants may also be due to the fact that money-lending inside credit payments to old grain loans, and not in rents in some cases. The occupancy incidence indicates a substantial rise in rents to balance against prices, and I would not therefore exceed it in proposing a rate for the village. I propose 1-25. Caution is necessary as the tenants are poor.

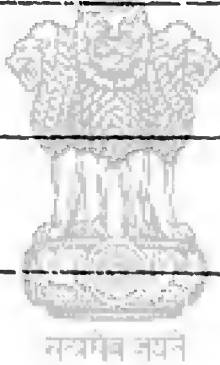
This is a large village to the west of Khasga; and on the border of the Khasga pargana. There are some good fields in the portion near the village site where fine crops are raised, but of 1,210 acres cropped only 27 are claimed as wheat land, and the great portion of the land is unworked and of poorish quality. The village is owned by a well-to-do family of Kumbha, Panshya by name; there are many shares and extensive proprietary entitlment. Tenants here are not quite up to the mark; they suffered losses by a flood river, and they have also suffered from fire. The village has been partitioned into three mahals of 8 annas, 2 annas 8 pies, and 5 annas 4 pies, respectively. The usual feature of the rents is the high pitch of the absolute occupancy payments. This is due to the keen competition for the area of good land near the village; on the other hand, the poorer outlying fields were not much sought after, and the proprietors being cultivating Kumbha have paid more attention to their house-farm and have not interfered much with rents. This accounts for the curious way in which the incidence are lower for occupancy tenants and still lower for ordinary tenants. The decrease in the absolute occupancy area is due to the fact that fields were written in absolute occupancy right in the names of the proprietors, and these have since become six, and the whole proprietary cultivation other than this is of recent date. The occupancy rise is 25 per cent. over the occupancy rate ordinary rate, and the ordinary area is not the same area as it was at Settlement and cannot be compared. See mahal details for rates proposed.

This is the largest of the three mahals; it contains the fair share of the best land and no more.

tenants among their mahals
are here 12 per cent. I propose 1-50.

Absolute occupancy ...
Occupancy ...
Ordinary ...
All-round ...
Occupancy cum ordinary.

469-22	791 8 0	1 11 4	240-40	562 8 8	1 9 8	-8	1-68
466-00	800 8 0	0 12 6	635-83	506 8 0	9 12 9	+2	1-17
454-00	190 0 0	0 7 4	207-81	190 0 0	0 10 0	+36	-63
1800-00	1,381 0 0	0 15 10	1193-10	1,180 0 0	0 15 11	+1	1-29
982-75	858 8 0	0 20 1	842-68	636 8 0	0 12 1	+20	1-11



STATEMENT C.—Hingna Group of the Nagpur Tahsil, Nagpur District—*contd.*

Serial and taluk Number.	Name of Village and Mahal.	Class of tenants.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent. of present incidence over that of Former Settlement.	Incidence per soil unit.	Unit rate proposed, and Sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
30 269	Mahal II. ...	Absolute occupancy	Rs. a. p.	This is the smallest mahal. Rents are lower here of the absolute occupancy class; there is no reason for making any difference, and I propose 1-30 for both ryots and sir, which is only 5 per cent. in this mahal.
		Occupancy ...	...	...	...	...	...	Rs. a. p.	...	...	...
		Ordinary ...	...	...	...	...	...	...	...	...	...
		All-round ...	...	...	...	...	...	...	...	...	...
		Occupancy cum ordinary.	...	...	...	...	...	...	...	...	...
30 269	Mahal III.	Absolute occupancy	Rs. a. p.	Not much can be done to rents in this mahal, except by adjustment and levelling up. Some ordinary land is held by absolute occupancy tenants without rent. This accounts for the low incidence. I do not think there is any good ground for having a different rate here, and I propose 1-30. There is a large amount of sir and khudkasat here; 29 per cent., and I propose to value this at 1-45.
		Occupancy ...	...	...	...	...	...	...	...	...	...
		Ordinary ...	...	...	...	...	...	...	...	...	...
		All-round ...	...	...	...	...	...	...	...	...	...
		Occupancy cum ordinary.	...	...	...	...	...	...	...	...	...
31 263	Pendbri. ...	Absolute occupancy	A large rith village situated between the Gondkhairi high-land and the Wunu river. It is a mass of ravines. One or two fields on the Gondkhairi border and some sir fields on the south bank of the river are the only land which can be called good, but there is not a single acre of wheat land. The village has fallen to the share of one of the Khairi Patels, and the tenants come from Khairi and Gondkhairi in the Uparwahi group, and all have land besides in other villages. The demand for land in this village has always been low, and hence the rents are still low, although the very heavy assessment of the village resulted in a large enhancement, and an increase in assets of 147 per cent. In spite of the fact that the occupancy rate is substantially higher than the rate the same land paid at Settlement, the rent as shown by the incidence is still so low that further enhancement is quite justifiable. Many low rents are the same as at Settlement. I propose 0-70. The rents are individually small sums. For valuing the sir which is 14 per cent., I would not go up to the standard rate here quite as this would be so very large an increment over the mahal rate, but the sir land is the most level
		Occupancy ...	...	...	...	...	...	...	...	...	...
		Ordinary ...	...	...	...	...	...	...	...	...	...
		All-round ...	...	...	...	...	...	...	...	...	...
		Occupancy cum ordinary.	...	...	...	...	...	...	...	...	...

and nearest the village of Khairi of all the land in the village, and I would value it at 1.00.

A small rich village lying on sloping land on the Wumna, east of Pundhri. The western bordering on the Pundhri border is ravine like Pundhri, but on the other side the land is comparatively level, and there are some possible wheat bearing fields, though very few. The proprietors are some of the Khairi family who have partitioned the village into two equal mahals. The tenants are all of Khairi, and include some of the Khairi proprietors among their number.

The absolute occupancy land at Settlement formed a single holding, of which the tenant abandoned some part, keeping the best field and the highest rented one. There has been a considerable increase in the occupied area and assets. Occupancy rents are about 65 per cent. higher than the occupancy cum ordinary rate at Settlement, and as they are the largest class I would not enhance here. I propose 1.00. There is no sir.

Mahal I. contains also some "shamilat" or joint land, and a larger area of the poorer soil. There is no reason why the village rate should not be applied here. I propose 1.00.

Mahal II. the lands are smaller in area, but superior in quality, and are also paying the higher rents here. Rents are quite high enough, I think, and I would merely have for a leveling up rate 1.00 as in Mahal I. and the whole village.

A fair sized village and about the best in the part of the group which lies to the north of the Wumna, being on the better tract of land, which lies between the ravine land on the river bank, and the stony and sloping land which gradually rises up to the watershed of the Wumna. There is a substantial area of wheat land, and some good morand I soil. The village belonged to a Brahman at Settlement, and has been lately purchased by a Mali of Nagpur, who is a money-lender. Tenants are Telis, Malis, and Kunbis, a good lot. Rents have practically not been touched, for the changes in the occupancy and ordinary rates balance each other, and are merely caused by the shifting of holdings from one class to another; the more valuable of the ordinary holdings have passed into the occupancy land, while the less valuable remaining ordinary, the rent-rate has declined. The precise extent of rise in rent-rate is indicated by the rise in the occupancy cum ordinary rate. The ordinary tenants include a number of Telis, who doubtless rendered the former mahagar some service in respect of oil in return

Sawardhota	Absolute occupancy ..	38.41	68	0	0	1	12	4	16.27	38	0	0	2	5	4	+32	1.22
	Occupancy ..	33.50	42	0	0	1	1	0	147.47	128	0	0	0	13	11	-18	.90
	Ordinary ..	83.75	21	0	0	0	4	5	81.20	104	5	4	1	4	8	+368	1.50
	All-round ..	1.1 69	133	0	0	0	13	2	244.94	270	5	4	1	1	7	+34	1.15
	Occupancy cum ordinary.	123.25	65	0	0	0	8	5	228.07	232	5	4	1	0	3	+93	1.14
Do. Mahal I.	Absolute occupancy ..	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
	Occupancy ..	.....	.....	.....	.....	.....	.....	.....	122.76	87	8	0	0	11	5	.....	.88
	Ordinary ..	.....	.....	.....	.....	.....	.....	.....	68.59	78	5	4	1	1	8	.....	1.52
	All-round ..	.....	.....	.....	.....	.....	.....	.....	191.35	165	13	4	0	13	10	.....	1.10
	Occupancy cum ordinary.	.....	.....	.....	.....	.....	.....	.....	191.35	165	13	4	0	13	10	.....	1.10
Do. Mahal II.	Absolute occupancy ..	.....	.....	.....	.....	.....	.....	.....	16.27	38	0	0	2	5	4	.....	1.22
	Occupancy ..	.....	.....	.....	.....	.....	.....	.....	24.71	40	8	0	1	10	3	.....	1.18
	Ordinary ..	.....	.....	.....	.....	.....	.....	.....	13.61	26	0	0	2	1	0	.....	1.46
	All-round ..	.....	.....	.....	.....	.....	.....	.....	53.59	104	8	0	1	15	2	.....	1.26
	Occupancy cum ordinary.	.....	.....	.....	.....	.....	.....	.....	37.32	66	8	0	1	12	6	.....	1.28
Wardhamma	Absolute occupancy ..	183.31	236	4	0	1	4	7	142.61	191	8	0	1	5	6	+4	1.00
	Occupancy ..	118.03	75	0	0	0	10	2	393.28	369	3	0	0	15	0	+48	.82
	Ordinary ..	483.00	342	14	0	0	11	4	221.67	112	2	0	0	8	0	-29	.52
	All-round ..	784.34	654	2	0	0	13	4	759.96	672	13	0	0	14	2	+6	.78
	Occupancy cum ordinary.	601.03	417	14	0	0	11	1	617.35	481	5	0	0	13	6	+13	.72
	Malikmakbuza ..	98.22	154	6	0	1	9	2	97.02	154	6	0	1	9	5	+1	.95

Ryoti 1.05
Sir 1.15

This village was also included in the Wardhamna purchase; it lies partly on the hills referred to above and partly in the valley below on the Kumbhar side of the hills. The high lands are all hard and khadi, but down in the hollows is moist, good soil which grows wheat, gram, and peas. There are some small patches of forest, and the villages are chiefly those of Wardhamna and Wardhamna. There are some Maliks. Cultivation has more than doubled, and the occupied area has gone up from 527 acres to 907 acres or 72 per cent. Rents at Settlement were quite nominal, but assets have increased by 237 per cent. and the rate by 80 per cent., and I do not see my way to much further enhancement even though the incidence be low as compared to the standard. I would accept the occupancy incidence as showing an increase of about 60 per cent. over the occupancy *cum* ordinary rate of last Settlement, but with such extremely nominal rents, this does not give sufficient rise, and I would raise the rents to a figure quite double of the rate at Settlement. Accepting the ordinary incidence as a guide, I propose 0.95, which is extremely moderate, viewed by the side of the standard rate. The absolute occupancy holding may be disregarded.

A poor rich village occupying the stony area between Wardhamna and Drugdhama. The general average of Khadi and hardi is only broken by a few fields which can bear wheat, situated in a low, moist area by a shallow stream. The tenants all come from Drugdhama, and Wardhamna. The land here was never much in demand, and the Settlement rates were quite nominal, but the occupied area has since increased by 25 per cent., and more of the area in holdings is cultivated than formerly. The village is included in Wardhamna purchase. The rents have, of course, risen largely, but they are still so low that further enhancement is feasible, and I propose 0.65. Larger enhancement than this would make the rates more than double the Settlement rates, and it is well to be on the safe side, though the village ought by rights to pay much higher than this.

A good sized village at the head of the valley on the north-west extremity of the group. It was included in the Wardhamna purchase. A great portion of the village is on high, stony land, but as the head of the valley is reached, there is a fertile block of land between two hills, and this portion contains some rich wheat land on moist soil of both classes. The village has not altered much since Settlement in respect of occupied area or rent-rate, and the rents are low. I propose to enhance rents substantially. The tenants Kumbis, Mahars, and some Kohris are a good lot. Taking the occupancy *cum* ordinary rate as a basis, I find that the occupancy rents have risen about 35 per cent. on a ratio which was certainly low below the average. An enhancement of 25 per cent. more may be imposed with safety, and I would propose 0.80 as a rate for the village. Absolute occupancy tenants are a small class, and this rate will not be too high for them, appropriate drawbacks being put in individual cases. I have been asked to give a figure for the village, should not be viewed at the standard rate. A ratio of 25 per cent. is a fairly

35	Sarabardi...	...	Absolute occupancy	...	20.00	3	0	0	0	2	6	0	2	6	19.08	3	0	0	0	0	2	6	0	2	6	+3	.23
296		...	Occupancy	...	20.00	1	0	0	0	0	5	0	0	5	581.94	182	2	0	0	0	0	5	0	0	5	+500	.79
		...	...	...	20.00	93	8	0	0	0	3	1	0	3	225.79	110	0	0	0	0	0	7	10	0	7	+135	.96
		...	...	...	20.00	57	0	0	0	1	3	2	0	3	835.81	235	2	0	0	0	0	3	1	0	3	+52	.87
		...	Occupancy <i>cum</i> ordinary	...	421.94	81	8	0	0	6	3	2	0	6	897.73	192	2	0	0	0	0	0	0	0	0	+82	.81
36	Sondajet...	...	Absolute occupancy	...	45.84	12	8	0	0	0	4	4	0	4	49.51	12	8	0	0	0	0	4	0	0	4	-8	.46
200		...	Occupancy	...	52.50	9	6	0	0	0	2	11	0	2	224.19	59	12	0	0	0	0	4	3	0	4	+45	.53
		...	Ordinary	...	236.25	28	8	0	0	0	1	11	0	1	126.80	129	8	0	0	0	0	3	9	0	3	+16	.49
		...	All-round	...	334.69	50	8	0	0	0	2	5	0	2	400.39	161	12	0	0	0	0	4	1	0	4	+49	.5
		...	Occupancy <i>cum</i> ordinary	...	288.75	38	0	0	0	0	2	1	0	2	521.05	89	4	0	0	0	0	4	1	0	4	+96	.52
37	Drugdhama	...	Absolute occupancy	...	159.09	75	4	0	0	0	7	7	0	7	165.36	72	12	0	0	0	0	7	0	0	7	-8	.52
201		...	Occupancy	...	61.31	23	12	0	0	0	6	2	0	6	524.11	221	8	0	0	0	0	6	9	0	6	+9	.65
		...	Ordinary	...	539.23	164	0	0	0	0	4	10	0	4	135.36	41	0	0	0	0	0	4	10	0	4	.....	.72
		...	All-round	...	759.03	263	0	0	0	0	5	7	0	5	821.86	335	4	0	0	0	0	6	6	0	6	+16	.80
		...	Occupancy <i>cum</i> ordinary	...	600.54	187	12	0	0	0	5	0	0	5	679.50	262	8	0	0	0	0	6	5	0	6	+27	.65
		...	Maliknakhluza	...	114.55	45	0	0	0	0	10	6	0	10	142.40	38	0	0	0	0	0	11	0	0	11	+5	.80

STATEMENT C.—Hingna Group of the Nagpur Tahsil, Nagpur District—contd.

Serial and thak Numbers.	Name of Village and Mahal.	Class of tenants.	At Last Settlement.			At Present.			Increase per cent. of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit rate proposed, and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
			Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
38	Daulimet ...	Absolute occupancy ...	70.31	30 8 0	0 6 11	79.09	30 8 0	0 6 2	-11	.94		The village lies to the east of Drughamua, up the valley, and among the hills on the Wari border the greater portion of the area is a dreary waste of stones with only narrow patches of moist and good soil in hollows, but in an amphitheatre among the hills to the east is a block of somewhat better land; this block with the patches of good land elsewhere contains about 75 acres of wheat land, of which 57 were under wheat this year. The village belongs to the Swas-thanik estate and contains a valuable grass bir. The village site consists of Govaris huts, and the tenants come from Drughamua, Nagalwari and Lawa in the Kordh Group. They are chiefly Mahars and Gowaris, and are an average lot. The village rate depends on the occupancy incidence which is exceedingly low. The occupied area has increased 70 per cent, and as the new land is chiefly hard the rent rate has risen by a good deal more than it looks. But the rents are in themselves not high, and may fairly be enhanced. I would not, however, exceed 0.80 here. Even this brings out a large enhancement on occupancy tenants, but the actual rents are not large sums, but some portion of the occupancy land is held by absolute occupancy tenants, so that adjustments between the holdings will be possible. I propose 0.80.
199		Occupancy ...	84.15	21 0 0	0 4 0	225.37	60 0 0	0 4 3	+6	.51		
		Ordinary ...	113.75	13 0 0	0 1 10	184.71	64 0 0	0 5 6	+200	1.88		
		All-round ...	208.21	61 8 0	0 3 10	480.17	154 8 0	0 5 1	+33	.79		
		Occupancy cum ordinary.	187.40	34 0 0	0 2 9	411.08	124 0 0	0 4 10	+76	.76		
39	Goriapant...	Absolute occupancy ...	136.26	57 12 0	0 6 9	91.70	39 8 0	0 6 11	+2	.75		A rich estate lying to the north of Daulimet: it was seen by the Commissioner of Settlements. It lies at the head of the Wari valley on the watershed of the river. There is a small portion of rather rich soil lying in hollows, but except for this the land is stony and slopes up the side of the Lawa Hill, from which village the tenants come, also from Wari and Khargan; they are a fair lot, but chiefly Mahars.
196		Occupancy ...	83.64	37 0 0	0 7 1	142.15	71 4 0	0 8 0	+13	1.43		
		Ordinary ...	163.84	65 8 0	0 6 5	183.82	94 0 0	0 8 2	+27	1.17		
		All-round ...	383.74	160 4 0	0 6 8	417.67	201 12 0	0 7 10	+17	1.12		
		Occupancy cum ordinary.	217.18	102 8 0	0 6 8	325.97	145 4 0	0 8 1	+21	1.27		

Rents have risen on the poorer lands, but the best fields are paying rather low rents. The rate is not much increase in the area occupied, but assets have risen by 29 per cent. There will be some adjustment between absolute occupancy and occupancy lands, as some low paying absolute occupancy tenants have been made to pay very high for hard land held in inferior right. Under the circumstances it is difficult to fix a rate. Goriapant is practically a part of Lawa, which is 7 miles only from Nagpur, and therefore is not below

standard, the Lava village site being also close at hand. Price considerations would therefore indicate 1-40 as the rate, but this is, I think, too high for a village which has so large a proportion of hardi that a year of deficient rainfall would mean failure of crops. The rents of last Settlement were distinctly above the average, and some allowance must be made for the newly occupied area being on poorer land. I would therefore not exceed 1-23 in proposing a rate. The absolute occupancy tenants can bear this, for their rents on other holdings will be adjusted. The sir spoken of in Daulimet is partly in this village.

A fair-sized rich village; it lies to the east of Daulimet, on the border of the Wari hills; except for strips of land along naia banks there is but little good soil, the surface being generally on a southward slope with khardi and bardhi land down to the confines of Nagalwari. The proprietor is a rich Teluga, a contractor of Kampti and the tenants, come from Wari, the neighbouring village of the Koradhi group. Juari is the chief crop; there is not much wheat. The area is crossed by the Amraoti Nagpur road; the village is only about 7 miles from Nagpur. There is an increase of 25 per cent. in the occupied area, and assets have risen by 42 per cent. The occupancy rate has risen by about 30 per cent., and I would raise it by another 20 per cent., as the occupancy rate ordinary rate at Settlement was distinctly low. I therefore propose 0.40, which will apply chiefly to the large class of occupancy tenants. Absolute occupancy land is too small in area to consider. Ordinary rents will merely be levelled up where they are low.

The village lies on high-lying bardi plain and the cultivated area, which is confined to low portions, is chiefly on Khardi and Merand II. on the south-west. The village is on the watershed of the Wunna, and the portion of it which drains eastward to the Ambalhari reservoir, is being taken up for the catchment area of that reservoir, but the Public Works Department authorities have so constantly altered their minds as to the precise time they will take, that the preparation of a record for this portion of the village which will remain has been hindered, and is not yet ready, but the figures for the whole village will serve admirably for the fixation of a rate. Indeed, it will be a matter of difficulty to determine what rents do remain on the portions of holdings not taken up. The proprietor is a Brahman of half-Kumbis chiefly, and Mahars, and a few of other caste.

The rents were extraordinarily low at Settlement, and the increase in the rent rate has been very large.

40	Mohgaon ...	...	Absolute occupancy ...	14.37	8 0 0	0 8 11	11.78	8 0 0	0 10 10	+20	.69
197			Occupancy ...	100.75	50 8 0	0 8 0	409.45	179 8 0	0 7 0	-12	.74
			Ordinary ...	371.50	105 0 0	0 4 6	177.98	94 0 0	0 8 5	+87	1.02
			All-round ...	486.62	163 8 0	0 5 5	599.21	281 8 0	0 7 6	+38	.81
			Occupancy cum ordinary.	472.25	155 8 0	0 5 3	587.43	273 8 0	0 7 5	+41	.81
41	Sonegaon Sim	...	Absolute occupancy ...	108.19	33 12 0	0 4 11	91.75	18 12 0	0 3 3	-34	.29
191			Occupancy ...	156.78	20 8 0	0 2 1	252.95	86 12 0	0 5 6	+164	.51
			Ordinary ...	449.50	79 4 0	0 2 10	427.20	232 2 10	0 8 8	+206	.87
			All-round ...	714.47	133 8 0	0 3 0	771.90	337 10 10	0 7 0	+140	.67
			Occupancy cum ordinary.	606.28	99 12 0	0 2 8	680.15	318 14 10	0 7 6	+181	.78

STATEMENT C.—Hingna Group of the Nagpur Tahsil, Nagpur District—*contd.*

Serial and tank numbers	Name of Village and Mahul.	Class of tenants.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent. of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
42	Digdoh ...	Absolute occupancy ...	27.81	35 8 0	1 4 5	This village covers a considerable area, and it lies south of Sonagaon Sim, and between that village and Wagdava. The village site and the better class of cultivation lies between the high land of Sonagaon on the north and a low range of hills on the south, and this valley runs up eastwards to the level of the high ground, the high land on both north and south meeting in Jattala of the Koradih group. The good cultivation is limited in area, but out of about 190 acres of wheat land 88 were under the crop this year, nearly all the balance is non-wheat bearing khardi and some bardi. The chief value of the village consists of the fine grass bir on the low hills to the south which marches with the Wagdava bir. The proprietor is Balwant Rao, pleader; and the tenants are nearly all Kumbis. They are only an average lot. The occupancy rate is about 37 per cent. above the occupancy cum ordinary rate, and price considerations indicate 1.10 as the appropriate rate here. As the tenants are below the average rather, this rate will suffice.
389	...	Occupancy ...	93.87	31 12 0	0 5 5	160.06	77 0 0	0 7 8	+42	.94	1.10	
	...	Ordinary ...	570.76	198 14 0	0 5 7	615.81	263 12 0	0 6 10	+22	.93		
	...	All-round ...	692.44	266 2 0	0 6 2	776.47	340 12 0	0 7 0	+14	.94		
	...	Occupancy cum ordinary.	664.83	230 10 0	0 5 7	776.47	340 12 0	0 7 0	+25	.94		
43	Nildoh ...	Absolute occupancy ...	207.69	114 8 0	0 6 2	169.00	88 0 0	0 8 4	+35	1.36		A fair-sized village to the south of Sonagaon Sim, and west of Digdoh. The greater portion of the village lands is high-lying and the soils are patchy, good and bad intermixed; there is, however, some good land in the valley which comes down from Digdoh, and along the margin of a nala where there is a good orange garden and some wheat land and deeper soil. Nearly 70 per cent. of the cultivated area is murafarikat, and one-half of this is khardi. The occupancy rate exceeds the ordinary rate by 40 per cent. and the assets have increased by 37 per cent. The proprietors are the Kayasths who own half Sonagaon Sim, and
379	...	Occupancy ...	.....	.....	.....	541.41	349 14 0	0 10 4	.....	.97	
	...	Ordinary ...	818.06	375 0 0	0 7 4	411.12	281 0 0	0 10 11	+49	1.45		
	...	All-round ...	115.75	489 8 0	0 7 0	1121.53	718 14 0	0 10 8	+46	1.16		
	...	Occupancy cum ordinary.	818.03	375 0 0	0 7 4	953.53	630 14 0	0 10 7	+44	1.14		

Byoti 1.10
Sir 1.45

272
—
44

45

Sanctd. 1.20
1.15

This is a small rich village west of Nildoh; it lies on rather high-lying land, and only the northern and north-western portions on the Wardhamma side are good. The proprietors are some of the Gharapure Brahmin family, who owned so many villages in the Kandaholi group. The tenants come from Sonagraon and Nagahwari, and are only an average lot. There was very small demand for land here in the past and rents have not been raised much. Rather less than a third of the land is capable of bearing wheat, and there is a large area of kharādi. The only basis for fixing a rate here is the occupancy *com* ordinary rate, and as the increase in the occupied area has not been very large, price considerations may be given full weight. Malik-makhazas and occupancy tenants have got most of the best land. The increase in assets has been 24 per cent. only. Price considerations indicate 0.70 as the rate, which I accordingly propose. Absolute occupancy rents will be raised as much as can be looking to individual circumstances. The rate is very low, but land in a poor rich village like this is not much in demand.

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department, No. 4036, dated the 26th October 1892.*

READ—Report by the Settlement Officer, Nagpur, submitting proposals for the fixation of a central unit-rate and for the determination of unit-rates for each individual mahal comprised in the Hingna group, of the Nagpur Tahsil of that District.

READ ALSO—Remarks by the Settlement Commissioner, embodied in his Memorandum, No. 2904-147, dated the 27th September 1892.

RESOLUTION.

The distinctive features of this tract are a number of flat-topped stony hills such as are found on the western border of the Nagpur Civil station, while interspersed lie shallow valleys, the soil of which is said to be likewise mixed with stones.

Of the total area 81 per cent. is now occupied, but only 65 per cent. is in cultivation. Juari, Tur and Cotton are the principal crops.

2. The group was closely cultivated at last Settlement and cultivation has during the last 30 years only expanded 2 per cent., meanwhile the all-round rent-rate has advanced 14 per cent. and assets show an increase of 20 per cent., exclusive of siwai which is an item of some importance owing to the existence of valuable grass preserves.

3. The Settlement Officer proposes a standard unit-rate of 1·15, which the Settlement Commissioner considers suitable. This will not afford scope for much rent enhancement, but the conditions of the group are such as to dictate caution.

The Chief Commissioner accepts the standard proposed and considers that the requisite prudence and judgement have been displayed in selecting Mahalwar unit-rates. The few modifications which have been ordered are detailed below :—

No. and Name of Mahal.	Sanctioned rate		Remarks.
	For Ryoti.	For Sir.	
6. Dhanoli ...	1·00	1·15	A margin should be left for occupancy tenants.
7. Kinhi ...	1·05	1·15	
11. Khairi Khurd ...	1·35	1·65	
15. Gumgaon ...	1·50	1·50	
18. Samthara ...	·80	·80	
19. Shiomarka ...	1·40	1·40	

No. and Name of Mahal.	Sanctioned rate		Remarks.
	For Ryoti.	For Sir.	
23. Takli	0.75	0.75	Liberal margins will be required.
28. Hingna	1.10	1.10	
33. Wardhamna	1.05	1.15	Margins should be left for occupancy tenants.
44. Wanadongri	1.20*	1.20	Large margins should be left for occupancy tenants.

[True Extract]

L. S. CAREY,

Secretary to the Chief Commissioner,

Revenue Department.

No. 4037.

Dated Nagpur, the 26th October 1892.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information and communication to the Settlement Officer. The Rate Report and its annexures are herewith returned.

L. S. CAREY,

Secretary to the Chief Commissioner,

Revenue Department.

ASSESSMENT REPORT FOR THE HINGNA GROUP (No. IV.) OF
THE NAGPUR TAHSIL OF THE NAGPUR DISTRICT.

The description of this group which was given in the Rent-rate report led to the conclusion that it was a group of generally poor quality, that the pitch of rent-rates was very excessive in certain portions, while unusually low in some villages, and that it was a group in which but little rent enhancement could be expected.

The standard rate fixed was 1·15, but owing to the low rents in certain portions, the general incidence of the sanctioned rates over the group, as a whole, falls a good deal short of this.

2. The figures now sent in do not tally with those contained in the Rent-rate report, on account of the exclusion of land taken up for the catchment area of the Ambajhari tank, and the resumption of some muafi land since the submission of the rent-rate figures.

3. The rent proposals which I now make are shown in the following tables :—

Table A.

Class of cultivator.	Present Rent.	Proposed Rent.	Deducted Rent.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Malik-makbuza	2,906 14 9	3,004 4 0	2,852 2 0
Absolute occupancy	7,979 4 0	8,669 0 0	8,758 12 0
Occupancy	10,771 7 0	12,484 12 0	12,866 14 0
Ordinary	6,710 2 4	7,132 0 0	5,975 0 0
All-round	25,460 13 4	28,285 12 0	27,600 10 0

The incidences per acre of the above payments are shown in a second Table B.

Table B.

Class of cultivator.	Incidences per acre of rents.			Enhancement of proposed.	
	At Settlement.	At Present.	As Proposed.	Over Settlement rates.	Over Present rates.
	Rs. a. p.	Rs. a. p.	Rs. a. p.		
Malik-makbuza	1 5 2	1 1 3	1 1 11	—15 p.c.	+3 p.c.
Absolute occupancy	0 15 4	0 15 4	1 0 8	+9 p.c.	+9 p.c.
Occupancy	0 11 1	0 11 10	0 13 9	+22 „	+16 „
Ordinary	0 8 3	0 11 6	0 12 3	+48 „	+6 „
All-round	0 11 1	0 12 7	0 14 1	+27 „	+11 „
Occupancy-cum-ordinary...	0 9 2	0 11 8	0 13 2	+43 p.c.	+13 p.c.

To deal with each class separately.

Malik-makbuza.—The payments of this class are enhanced 3 per cent. only, their present payments exceeded the deducted total, and the small increase proposed is due to the net result of enhancement of low payments, and reduction of excessive payments.

Absolute Occupancy Tenants.—The enhancement on this class is very small, but the drawback given them on their deduced rent is only just over 1 per cent.

Occupancy Tenants.—This class has been enhanced by 16 per cent. only, and the margin left is not quite 3 per cent. of the deduced rents. The larger margin left in their case is caused by the fact that in several villages the sanctioned rate was fixed subject to the condition of liberal margins to this class.

Ordinary Tenants.—This class has been merely levelled up in most cases, in some instances enhanced and in some reduced.

Table C.

The incidences per soil unit of the proposed payments will be as follows :—

Class.	As proposed.	As deduced.	Compare Standard Rate.
Absolute occupancy	1·09	1·10	} 1·15
Occupancy	1·01	1·04	
Ordinary	1·16	1·00	
All-round	1·07	1·06	
Occupancy-cum-ordinary	1·06	1·02	

4. The general conclusions arrived at from these three tables is that the village rates could not be made to conform to the standard rate of 1·15, and that, though enhancements have been made in individual villages, over the group as a whole, the operations have been of the nature of levelling up rather than of rent enhancement.

These conclusions are, however, warranted by the circumstances of the group.

In groups where the bulk of the soil is poor, the competition was keen for the best land which was limited in extent. Such was the case in this group, the malik-makbuzas pay highest and then the absolute occupancy tenants. These represent the competition of the old auctioning system ; while the ordinary rents are a testimony to the modern competition based not on its fertility, but in the rise in value of its produce. As a middle class in between come the occupancy tenants whose payments were but little affected by either competition. Thus it happens that in groups of uniform fertility the cultivators of the oldest standing pay lowest, and in poor groups highest.

There is no group in which this simple rule of rents can be more clearly demonstrated, and indeed, its working can be seen in different villages in different ways. In some of the better class villages, such as Dahigaon and Santlana, where the soil is uniform, there was little or no competition in days past, and the rents are extraordinarily low.

The present proposals, which seem at first sight to err to an extreme degree on the side of moderation are thus justified, and I have myself carefully revised the rent-rate proposals wherever it seemed that I had been guilty of unnecessary caution in the first instance. And it will be seen that if the absolute occupancy class be eliminated, the rents of the ordinary and occupancy-cum-ordinary classes do not fall short of what might be expected, for the ordinary rate will exceed that of last Settlement by 48 per cent., and the occupancy-cum-ordinary will be under my proposals 43 per cent. above the occupancy-cum-ordinary rate of that time.

When it is recollected that the addition to the occupied area consists almost entirely of bardi land, these increases will be found sufficient.

Rent Reduction.

5. If, however, the total result of the group has been merely of the nature of levelling up, the village details will show that low rents have been substantially enhanced, and that a very large amount of rent adjustment has been effected under my proposals.

The following statement shows the extent of reduction and adjustment :—

Class of Cultivator.	Present rents of persons whose rents reduced.	Proposed rents.	Reduction.
Malik-makbuza	1,101 11 1	844 8 0	257 3 1
Absolute occupancy	2,388 3 6	1,769 14 0	618 5 6
Occupancy	2,094 11 9	1,602 10 0	492 1 9
Ordinary	448 12 0	195 4 0	253 8 0
Total rents...	4,931 11 3	3,567 12 0	1,363 15 3

If, therefore, the present payments had been maintained in all these cases then the enhancement of each class would have been :—

Absolute occupancy.....	16 per cent.
Occupancy.....	20 „
Ordinary	10 „

These sums could without doubt have been paid if redistributed over other low paying lands, but the enhancement on the latter would have been too large to impose at once.

6. The chief village in which I propose reductions are :—

Bhiwkund.	Shcomarka.
Salaemendha.	Raipura.
Mandoghorar.	Hingna.
Mohgaon.	Sangum.
Junawani.	Wanadongri.

Over a third of the proposed reductions occur in the first three villages, and these are of a sweeping nature. The villages are Mokasa of Naoloji Rao Gujar, and there are always arrears. In Mandoghorar the total arrears aggregated over Rs. 700.

In Mohgaon and Junawani absolute occupancy rents required relief. The same is the case in Raipura, where arrears are of constant occurrence.

In Hingna malik-makbuza revenue on lands once irrigated had to be reduced, and the Court of Wards, Kumdar, had let a former sir field for an excessive sum.

In Sangam some small reductions were made ; here also arrears frequently occur.

In Wanadongri, malik-makbuza and absolute occupancy payments were excessive in certain cases owing to former competition for old cantonment lands.

In villages other than those mentioned the reductions are trifling and merely such as inevitably accompany rent adjustment.

The notes on these villages specially referred to and the ryotwari abstracts will, I think show that reductions have not been proposed without good reason or merely because the existing rents exceed the deduced.

The reduction of ordinary rents has been confined to the first three villages of the group and to the case referred to in Hingna.

It was old and not recent competition which had raised rents above a fair limit. The net result of the rent proposals will be to add Rs. 2,922-3-11 to the cash rental of the group.

Valuation of Sir and Service land.

7. The proprietary cultivation amounts to only 5 per cent. of the occupied area, hence the sir valuation forms but a small part of the assets of the group.

The valuation which I have adopted amounts to Rs.2,731-0-0, falling at Re. 1-5-10 per acre. The small area sub-let for Rs. 2-9-11 is too insignificant to justify much addition to sir valuation, and the valuation will be found to exceed that deduced by a very trifling sum.

The service land is generally of very poor quality, and its valuation has been put at a very moderate figure in consequence, for the condition of service holdings is frequently not good.

Siwai Income.

8. The group contains some fine grass reserves, and the estimated income from miscellaneous sources for the year of attestation, as well as the average income assumed are shown as follows:—

	Estimate of the year.	Average.
Grass and grazing.....	Rs. 2,020	1,592
Other sources, mangoes, mahua, tiles and miscellaneous.....	,, 1,225	397
Total.....	,, 3,245	1,989

The average income seems to be very small (only 62 per cent.) beside the estimated income of the year, but it would not be fair to judge the income too strictly by the estimate of 1892, seeing that the price of grass was unusually high in 1892, and also that the mango crop was unusually good, about every third year it is practically nil.

The average siwai income amounts to nearly 6 per cent. of the total assets.

At last Settlement it was estimated at Rs. 1,172, but some grass reserves escaped inclusion in this altogether.

9.—The total assets of the group, as now revised, are compared in the statement given below with the assets of last Settlement:—

	At last. Settlement.	As proposed.	Increase per cent.
Cash rental	24,290 0 11	31,290 0 0	+ 28 p. c.
Rental value of sir, khudkasht, and service land..	1,182 8 2	3,114 12 0	+ 163 „
Siwai income	1,172 0 0	1,989 0 0	+ 69 „
Total.....	26,644 9 1	36,393 12 0	+ 36 p. c.

The comparatively small increase of 36 per cent. is due to the causes which have prevented a rise in rents equal to the rise expected by the advance of prices, while at the same time there has been hardly any increase in cultivation.

10. The land revenue of the group as fixed at last Settlement was Rs. 20,293, which absorbed 76 per cent. of the assets.

Present revenue. The following changes have taken place in the demand:—

	Rs.	a.	p.
As fixed at Settlement	20,293	0	0
Deduct remission on land acquired	52	9	9
Balance...	20,240	6	3
Add on account of resumed muafi	217	0	2
Total...	20,457	6	5
Add on account of service land	202	0	0
Total...	20,659	6	5

The present revenue falls at 78 per cent. of the Settlement assets.

11. The revenue now proposed is Rs. 23,856, giving an enhancement of Rs. 3,194 or 15 per cent. on the present demand. It has an incidence per acre in cultivation of 12 annas 4 pies, the incidence of the present revenue on the cultivated area of last Settlement having been 11 annas.

The proposed revenue absorbs 65 per cent. of the total assets as revised, and falls at 63 per cent. of the malguzari assets.

In the majority of cases I have proposed to take the maximum jama, as the proprietors usually gain on the re-settlement, and the actual revenue enhancements imposed are small.

The cases in which a less percentage is taken are those in which :—

(a)—The enhancement of revenue is large.

(b)—The percentage at last Settlement was less than 65 per cent.

(c)—The income is very largely made up of siwai.

The effect on the incomes of the proprietors will not be much, for while they will pay Rs. 3,194 more they will receive from tenants Rs. 2,922, so that they will only be out of pocket by Rs. 272.

Moreover, the bulk of the villages of this group belong to large estates.

12. The position in which the proprietors will be left under the proposals contrasts very favourably with their position at the last Settlement.

Their balance, then, as proposed stand as follows :—

					At last Settlement.	Under proposals.
					Rs. a. p.	Rs. a. p.
Position of the proprietors,	Cash	...	...	...	3,997 0 0	7,484 0 0
	Siwai	...	...	...	1,172 0 0	1,989 0 0
Rental value of sir and service land					1,182 0 0	3,114 0 0
Total					6,351 0 0	12,537 0 0

Their balance, then, will be practically double what it was then.

Expressed in another way, they had left then at Settlement Rs. 3,169 cash and the profits of 1,001 acres of land, while under the proposed Settlement they will have Rs. 9,423 and the profits of 2,015 acres of land.

13. So far as the people are concerned, therefore, I do not think that there will be any just cause for complaint. And the assessment is chiefly open to criticism on the ground that a 15 per cent. enhancement is far too small, when the rise in value of the land and its produce is considered.

The rise is certainly very small, but if the rent proposals meet with approval there has been, I think, no sacrifice of revenue in the proposals which I am now putting forward.

In cases where rents were at all low Mr. Ross disregarded them at last Settlement in fixing the revenue on the ground that they would rise, and a further enhancement cannot therefore be made on the revenue so fixed. On the other hand, where by his own estimates rents were excessive the revenue was not reduced in conformity with his estimate.

The result is that now in many cases the revenue can hardly be enhanced at all, while Reduction of revenue. in a few instances it has been necessary to reduce.

The cases in which reduction has been necessary are :—

Mandoghorar (Mokasa), (No. 3)—reduced from Rs. 1,250 to 935 or by 21 per cent.

Kinhi („ 7)— „ „ 858 „ 810 „ 5 „

Khairi Buzurg... .. („ 30)— „ „ 1,119 „ 1,082 „ 8 „

Raipura („ 27)— „ „ 368 „ 310 „ 15 „

In all these cases Mr. Ross recorded that these estates had been grossly overassessed in the past, and although he did make considerable reduction, it was not adequate. The first and last of these villages belong to large estates, and in the other two the proprietors have extensive cultivation, hence the revenue was always met, while Mandoghorar was made mokasa some years ago.

Revenue Alienations.

14. There are five mokasa, and eight mukta villages in the group, and the alienation of revenue is thus considerable, amounting to Rs. 4,236-13-6 of the present revenue, and Rs. 5,077-13-6 of the proposed revenue.

The present realizable revenue is thus Rs. 16,422-8-11, and the proposed realizable revenue will be Rs. 18,778-2-6. The increase is thus Rs. 2,355-5-7, or 14 per cent. only. This does not include the revenue assessed on muafi plots amounting to Rs. 187 on an area of 274·31. The revenue assessed on these plots when situated in mokasa or mukta villages has not been included in the kamil jamas of those villages.

15. The distribution of the land revenue between malik-makbuza payments and malguzari assets takes 63 per cent. of the latter and 94 per cent. of the former, and thus the drawback left to malguzars for the collection of malik-makbuza revenue amounts to 6 per cent., an ample allowance when the small revenue enhancement is considered.

In the malik-makbuza area are included escheated plots having a total area of 122·19, which I propose to settle for the term of Settlement with the persons in possession at a revenue of Rs. 106.

*Dated Nagpur,
the 10th March 1893. }*

R. H. CRADDOCK,
Settlement Officer, Nagpur District

ASSESSMENT PROPOSALS FOR THE HINGNA GROUP (No. IV.), OF THE NAGPUR
TAHSIL IN THE NAGPUR DISTRICT.

Memorandum No. C. 261, dated Pachmarhi, the 5th June 1893.

Submitted to the Revenue Secretary to the Chief Commissioner, together with the Rent-rate file, the Mahalwar abstract, and the Divisional Commissioner's memo. of criticism received under cover of his No. 3512, dated the 25th April 1893.

2. This group is situate in the vicinity of Nagpur and is a poor agricultural tract. There has been very little increase since Settlement either in cultivation or in the rent-rate, and assets, excluding siwai, have expanded only 20 per cent. during the last thirty years. In the Resolution on the Rate report the conditions of the group are stated to be such as to dictate caution, and only a very moderate enhancement of rents was anticipated.

3. The Settlement Officer proposes to raise the payments of absolute occupancy tenants by 9 per cent., of occupancy tenants by 16 per cent., and of ordinary tenants by 6 per cent., the resulting increase aggregating Rs. 2,922-3-11, which represents a rise of 11 per cent. over the present payments. The increase in the rent-rate over the pitch of last Settlement is only 27 per cent.

The rental pressure throughout the group is very uneven, and the Settlement Officer has thought fit to afford relief to tenants in not a few cases. His enhancements when examined in detail are eminently moderate, and he has left considerable margins between the proposed and deduced rental. The only modification which appears to me called for is in the case of Mauzah Kotewara No. 16 where a larger drawback may perhaps fitly be accorded in the proposed payments of ordinary tenants.

As regards malikmakbuzas, the net result of the present operations is to raise their payments 3 per cent.

4. The sir valuation generally follows the sanctioned rates, and in only a few cases has advantage been taken of the discretion given by Article 197 of the Settlement Code. The recent cancellation of this Article explains the alterations in the valuation of sir which I have suggested.

5. The siwai income recorded at the time of attestation amounts to Rs. 3,245. Liberal drawbacks have been granted, and this source of income assessed at the moderate figure of 1,989.

6. The total assets of the group, including the rent enhancement now imposed and the siwai valuation, shew an advance of 26 per cent. over the figure of last Settlement. Under the Settlement Officer's proposals the aggregate percentage is only raised 15 per cent., which is certainly not excessive, and the percentage of total assets now absorbed is only 65 per cent. as contrasted with 78 per cent. at last Settlement. On true malguzari assets the revised assessment falls only 63 per cent., and the effect of the revision is to take only Rs. 272 out of malguzars' pockets, as the bulk of the revenue increment is covered by the enhancement.

7. The Commissioner of the Nagpur Division invites attention to a large number of cases in which the full percentage of 65 per cent. is imposed. It is however observable in this connection that the bulk of the villages in the group are owned by rich non-resident landlords, who own large estates. Moreover, not a few mahals are held by recent purchasers, in whose behalf some leniency is not called for as in the case of old proprietors. The lowering of the percentage from 78 per cent. to 65 per cent. under the present rules swallows up much of the revenue enhancement which might otherwise have been obtained. Under these circumstances it would seldom be justifiable to take less than the full share now admissible.

8. I beg to recommend the Settlement Officer's proposals for the Commissioner's sanction with a few alterations of a minor character. The reductions are necessitated by the lowering of the sir valuation in two or three mahals. On the other hand, I have made a few additions to the jamas proposed for Mokasa villages, as in such cases there seems no reason why a full jamna should not be assessed.

L. S. CAREY,

Offg. Commr. of Stika. and Agr., C.

Revenue Demand.

Detail of changes.			Detail of balances.		
			Year.	Amount.	How disposed of.
1	2	3	4	5	6
Rs.	Rs. a. p.	Rs. a. p.			
20,293	20,659 6 5	217 0 2 On account of Govt. Musfi resume 202 0 0 Do. Service do. 52 9 9 Do. Deduction for land acquired.			

II.—Changes in proprietorship.

At Settlement.		At present.		REMARKS.
Name of each shareholder.	Extent of share.	Name of each shareholder.	Extent of share.	
1	2	3	4	5

III.—Area in cultivation classed according to soils, position, &c.

Soil class.	Position class.																Total.	p. c.
	Wheat land.								Bari.				Mutafarikat		Total.	p. c.		
	Ordinary.	Khari.	Laun.	Pathar.	Wahuri.	Ran.	Dandhia.	Bandia.	Irrigable.	K. Irrigable.	Irrigable.	Bariin.	Sugarcane.	Mutafarikat.					Khari.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.			
Morand I.	793.65	10.13	1.00	17.66	96.73	13.61	3.66	2.00	15.73	9.34	19.95	...	...	635.78	26.79	1696.23	5
Morand II.	7752.48	73.20	23.03	815.51	1001.39	153.68	61.01	15.21	191.46	43.83	227.10	8.55	25.91	5501.07	368.06	16183.40	53	
Khardi ...	936.98	4.99	41.65	24.00	46.63	46.49	9.95	2.50	11.26	2.73	24.32	3.33	8.21	8541.19	18.16	9758.37	31	
Bardi ...	.....	...	...	...	...	...	...	...	...	...	...	...	75	2567.36	...	2868.21	9
Rotari ...	.....	...	...	...	...	...	...	...	...	...	4.57	...	...	98.97	2.20	105.71	...
Kachar ...	1.25	...	...	...	...	...	...	...	...	...	...	...	...	.....	...	1.25	...
	9484.36	93.32	73.68	857.17	1144.63	213.78	74.63	13.71	131.45	58.10	275.94	12.63	34.12	176.447	115.21	30613.20	...	
Wheat land																		
34 p. c. ...	31 p. c.	...	...	2 p. c.	3 p. c.	nearly 1 p. c.	...	...	...	...	nearly 1 p. c.	...	...	58 p. c.	1 p. c.	.....	...

IV.—Cropped area classed according to crops.

	Wheat.	Rice.	Juari.	Juari Tur.	Cotton.	Cotton Tur.	Tur.	Unsec.	Gram.	Til.	Lac.	Sugar cane.	Garden produce.	Other crops.	Total.	Area double cropped.	Cropped area.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At Settlement ...	2533.65	80.25	1134.02	3306.63	3292.12	423.86	627.93	1103.02	629.82	35.31	5.00	5.75	...	991.08	26273.79	...	299276.79
At present ...	3739.17	9.73	8301.16	3350.77	2952.46	4013.63	213.87	3333.23	751.87	336.93	116.32	2.50	177.91	1156.98	29902.13	60.07	29151.93

VII.—Details of malikmakbuzas' and tenants' payments.

	Tenants.					
	Malik-makbuzas.	Absolute occupancy.	Ordinary.	Occupancy.	Ordinary.	Total.
1	2	3	4	5	6	
1. At last Settlement ...	2,851 7	0 9,108 9	1 4,472 7	0 7,857 9	5 21,438 9	6
2. Incidence per acre ...	1 5	2 0 15	4 0 11	1 0 8	3 0 11	1
3. At present ...	2,906 14	9 7,979 4	0 10,771 7	0 6,710 2	4 25,460 13	4
4. Incidence per acre ...	1 1	3 0 15	4 0 11	10 0 11	6 0 12	7
5. As proposed ...	3,004 4	0 8,669 0	0 12,484 12	0 7,132 0	0 28,285 12	0
6. Incidence per acre ...	1 1	1 11	0 13 9	0 12 3	0 14 1	1
7. Increase per cent. of proposed over present payments ...	+ 3 p. c.	+ 9 p. c.	+ 16 p. c.	+ 6 p. c.	+ 11 p. c.	
8. Compare as deduced from rates ...	2,852 2	0 8,758 12	0 12,866 14	0 5,975 0	0 27,600 10	0

IX.—Details of annual value of sir, khudkasht and land held by privileged tenants.

Sir and khudkasht.									
Area leased out.		Area held by privileged tenants.				Valuation adopted.			
		Compare rent actually paid to malguzar.	Rental value at sanctioned rates.	Rental value at sanctioned rates.	Compare rent actually paid.	Total rental value (columns 1, 3 and 4).	For sir and khudkasht.	For area held by privileged tenants.	
1	2	3	4	5	6	7	8		
107 6 0	252 8	0 2,503 3	0 467 4	0	3,057 13	0 2,731 0	0 383 12	0	
					Sanctioned ...	2,724 0	0		
1 1 10	2 9 11	1 3 4	0 10 1		1 1 9	1 5 10	0 8 3		
					Sanctioned ...	1 5 8			

VIII.—Details of siwai income.

Source.	Amount at former Settlement.	Amount in year of present Settlement.	Amount assumed as average.	Rex
1	2	3	4	
Grass and grazing ...	Rs. a. p. 1,172 0 0	Rs. a. p. 2,020 0 0	Rs. a. p. 1,592 0 0	
Mangoes ...	.....	.....	.....
Mahwa ...	.....	1,225 0 0	33 0 0	
Tamarind ...	.....	.....	.....
Miscellaneous ...	.....	.....	67 0 0	
Total.....Rs.	1,172 0 0	3,245 0 0	1,989 0 0	

X.—Total estimated enhanced income.

Compare as at last Settlement.								
Payments of malik-makbuzas as proposed.			Annual value of sir, khudkasht and land held by privileged tenants.			Total.		
1	2	3	4	5	6	7	8	9
3,004 4	0 28,285 12	0 3,114 12	0 1,989 0	0 36,393 12	0 24,290 0	0 11,182 8	21,172 0	0 26,844 9
[Sanctioned.]								
.....	.....	3,107 12	0	.....	.....	0 11 1	.....	.....

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (column 9 of Table X.)	Percentage of proposed revenue on total estimated enhanced income (column 5 of Table X.)	Analysis of.				
				Present rental receipts (line 3 of Table VII., col. 4 of Table VIII. and cols. 2 and 5 of Table IX.)	Estimated siwai receipts (col. 4 of Table VIII.)	Res.		
						Valuation of sir and khudkasht, excluding actual cash receipts, (i.e., col. 7 of Table IX., minus col. 2.)	Rental value of land held by privileged tenants, excluding cash receipts (i.e., col. 8 of Table IX., minus col. 5.)	Net enhancements proposed (difference between line 5 and line 3, cols. 2 and 8 of Table VIII.)
1	2	3	4	5	6	7	8	9
20,659 6 5 [Sanctioned.]	23,856 0 0 23,771 0 0	78 p. c.	65 p. c. 65 0 0	28,620 * 4 1	1,989 0 0	2,478 8 0 2,471 8 0	383 12 0	2,922 3 11]

XII.

Actual increase (+) or decrease (—) of proposed of present revenue.	Compare increase (+) or decrease (—)					Compare increase (+) or decrease (—) per cent. in		Incidence per acre in cultivation of	
	In proposed cash rental (columns 1, 2 and 6 of Table X.)	In valuation of sir, khudkasht and privileged land (columns 3 and 7 of Table X.)	In siwai income (columns 4 and 5 of Table X.)	Net increase or decrease.	Increase (+) or decrease (—) per cent. of proposed revenue over present revenue.	Area in cultivation (column 4 of Table V.)	Estimated income (columns 5 and 9 of Table)	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
3,196 9 7 [Sanctioned.]	6,990 15 1	1,932 3 10	817 0 0	9,749 2 11	15	3 p. c.	36 p. c.	0 11 0	0 12 4
3,111 9 7	.....	1,925 3 10	.....	9,742 2 11	15]			

XIII.—Distribution of revised revenue between malikmakbuza and malguzari lands.

Revised payments of malikmakbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzars as draw-back.	Percentage of draw-back of revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets (column 5 of Table X., minus column 1).
1	2	3	4	5	6
3,004 4 0	2,797 0 0	207 4 0	6 p. c.	21,059 0 0	63 p. c.

Extract from the Proceedings of the Officiating Chief Commissioner, Central Provinces, in the Revenue Department,—No. 3462, dated the 27th July 1893.

READ

Report by the Settlement Officer, Nagpur, submitting proposals for the re-assessment of the Hingna Group in the Nagpur tahsil of the Nagpur district, and letter No. 3512, dated the 25th April 1893, from the Commissioner, Nagpur Division, forwarding the Report.

READ ALSO—

Memorandum No. C-261, dated the 5th June 1893, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

RESOLUTION.

This group lies near Nagpur, and is described as a poor agricultural tract. It is divided into two portions by the river Wunna. The northern portion consists of treeless, hilly uplands, and is much cut up by ravines and nalas. It contains but little cultivation, and the soil is chiefly *khadi* and *bardi*. The southern portion, though traversed in the south by low hills and offshoots of the Kauras Plateau, is a flat and well cultivated tract of country, and it is here that many of the best villages of the group are to be found. Juari is the staple food-crop of the group, but the area under it has greatly declined since the last settlement; while that under cotton, linseed and wheat, which are principally grown for export, has increased considerably. The soil capable of bearing wheat is however limited to 39 per cent. of the occupied area. The tract is very favourably situated for the disposal of its agricultural produce; the remotest of the 46 villages comprised in it being at a distance of only 14 miles from Nagpur. Many of the villages are held by wealthy residents of Nagpur, and the tenants are generally well off.

2. The existing condition of the group as regards cultivation and assets and the effect of the Settlement on the tenants' rents and on the malguzars' jama, are exhibited in the following statistical abstract. These figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary, from the point of view of the ryots, the malguzars and the Government respectively, of the basis and results of re-assessment.

		Acres.	
1.	Gross area of the group	47,217.05	
2.	Area under cultivation at last Settlement	30,048.85	
3.	Area now under cultivation	30,613.20	
4.	Percentage of increase of (3) over (2)	2	per cent.
5.	Percentage of rise of prices of staple food-grains growing in group during currency of last Settlement	140	„
		Rs.	
6.	Total assessable assets at last Settlement	26,645	
7.	Total assessable assets at present Settlement proposed by the Settlement Officer	36,394	
8.	Total assets adopted by the Chief Commissioner	36,387	
9.	Percentage of increase of (8) over (6)	36.5	per cent.
10.	Total enhancements of rent at present Settlement—	Rs.	
	(a) effected by the Settlement Officer	2,922	
	(b) as accepted by the Chief Commissioner	2,922	
11.	Average rate of rent per acre of ryoti area—	Rs. a. p.	
	(a) at last Settlement	0 11 1	
	(b) as now proposed by the Settlement Officer	0 14 1	
	(c) as sanctioned by the Chief Commissioner	0 14 1	
		Rs.	
12.	Present revenue	20,659	
13.	Percentage of (12) on (6)	78	per cent.
		Rs.	
14.	Revenue now proposed by the Settlement Officer	23,856	
15.	Revenue now sanctioned by the Chief Commissioner	23,771	
16.	Percentage of (15) on (8)	65	„

3. There has been but little extension of cultivation, and the large area (18 per cent.) under old fallow indicates clearly the poor quality of the soil. The rent-rates of all classes of tenants taken together show an increase of 14 per cent., and the assets of the malguzars are now higher by only 20 per cent. than they were at last Settlement. In the Resolution on the Rent-rate Report it was remarked that the conditions of the group were such as to dictate caution, and only a very moderate enhancement of rents was anticipated.

The Settlement Officer accordingly proposes to add 11 per cent. to the rental of the group by raising the present payments of absolute occupancy, occupancy and ordinary tenants by 9, 16 and 6 per cent., respectively. The rental pressure throughout the group is very uneven, and the Settlement Officer has given relief to tenants in not a few cases. His enhancements in individual cases are eminently moderate, and he has left sufficiently adequate margins between the proposed and the deduced rental. The proposed increase on the assessment of malik-makbuza holdings amounts only to 3 per cent.

4. The malguzars' sir and khudkasut area has more than doubled since the last Settlement, but it still forms only a small proportion (5 per cent.) of the total occupied area of the group. The valuation adopted by the Settlement Officer is generally in accordance with that given by the sanctioned rates, and has been accepted by the Chief Commissioner, except in the case of mauzah Mohgaon Buzurg (No 4), in which the figure has been lowered by Rs. 7. In estimating the income from siwai liberal drawbacks have been granted, and the figure assumed as average is exceedingly moderate, as it falls short of the ascertained realizations in the year of settlement by 39 per cent.

5. The assets of the group as now revised amount to Rs. 36,387, which exceed the assets of last settlement by 36 per cent. The Settlement Officer now proposes to assess at Rs. 23,856 or at 65 per cent. of the total assets, as against 78 per cent. taken at last Settlement. This gives a light increase of 15 per cent. on the present revenue demand, and results in a rate of Re. 0-12-4 per acre of cultivated area. The Officiating Chief Commissioner is satisfied that these proposals are moderate, and equitable;— he has been particularly pleased with the minute care and circumspection with which every proposal of the Settlement Officer is worked out, and has been unwilling to interfere with any of the details of what he considers to be an excellent piece of work.

In only two cases has he altered the proposed revenue. In Dhanoli (No. 6) the enhancement was large, and in Wanadongri (No. 44) it appeared from the Settlement Officer's note that there were frequent rental arrears, and that very little profit accrued to the proprietors. Moreover, the malguzars have held from the last settlement and are entitled to leniency. The reductions given in these villages amount to Rs. 85.

6. The Commissioner of the Nagpur Division invites attention to the large number of cases in which the full percentage of 65 per cent. has been taken. It is however observable in this connection that the bulk of the villages of the group are held by rich non-resident landlords, who own large estates. Further, not a few villages belong to recent purchasers in whose behalf the same leniency is not called for as in the case of old proprietors. Moreover, the lowering of the percentage from 78 to 65 under the present rules absorbs much of the revenue enhancement which might otherwise have been obtained. Under these circumstances the Officiating Chief Commissioner considers that in almost every case in this group the conditions are completely fulfilled in which the Government may take the full share of the assets permitted by the general rules. In the case of mauzah Sonegaon (No. 41) the Commissioner remarks that the proposed revenue will prove too high owing to a large area having gone into the Ambajhari catchment area. But it should be noted that the revised assessment is based on the area left to the malguzar, and not on that of the whole village.

7. Subject to any orders which may be received from the Government of India, the assessment as now revised is sanctioned for a period of 20 years, commencing from the 1st July 1893 and extending up to the 30th June 1913.

[True Extract.]

H. H. PRIEST,

*Secretary to the Chief Commissioner,
Revenue Department.*

No. 3463.

Dated Nagpur, the 27th July 1893.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, and with a request that an expression of the Officiating Chief Commissioner's satisfaction may be conveyed to Mr. R. H. Craddock, Settlement Officer, Nagpur, at the excellent manner in which he has worked out his proposals.

The usual tabular statement should be submitted to this office after the revised rents and jamas have been announced.

H. H. PRIEST,

Secretary to the Chief Commissioner,

Revenue Department.

Corrigendum.

In paragraph 7 of this Administration's Resolution, No. 3462, dated the 27th July 1893, for the words "20 years" read "19 years" and for "1st July 1893" read "1st July 1894."

H. H. PRIEST,

Revenue Secretary.

No. 4492, dated the 25th September 1893.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with reference to his No. 2803-74, dated the 30th August 1893.

H. H. PRIEST,

Revenue Secretary.

No. 4443.

FROM

H. H. PRIEST, Esq., I. C. S.,

OFFG CHIEF SECRETARY TO THE CHIEF COMMISSIONER,

Central Provinces,

TO

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

Central Provinces.

Dated Nagpur, the 11th October 1894.

SIR,

In continuation of this Administration's Resolution No. 3462, dated the 27th July 1893, I am directed to forward a statement giving details of the revised assessments of the Hingna Group in the Nagpur Tahsil of the Nagpur District.

I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

**Statement giving details of the revised Assessments of the Hingna Group in the Nagpur
Tahsil of the Nagpur District.**

Serial Number.	Name of Village and Mahal.	Payments of malik-mak-buzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
1	Bhiukund ...	61 0	30 0	78 8	165 0	273 8	741 8	440 0	59	56	127
2	Salaemendha ...	...	38 0	84 8	206 2	328 10	544 10	300 0	55	55	77
3	Mandoghorar ...	256 0	492 0	384 0	210 0	1,086 0	1,426 0	989 0	69	64	75
4	Mohgaon Buzurg...	204 0	458 0	101 8	64 0	628 8	924 8	636 0	68	61	67
5	Mangli ...	137 0	176 8	441 0	103 0	720 8	1,021 8	700 0	68	65	81
6	Dhanoli ...	8 0	54 0	315 0	172 0	541 0	815 0	520 0	64	64	70
7	Kinbi ...	132 4	387 0	172 8	78 0	637 8	1,184 12	810 0	68	65	88
8	Junawani ...	94 0	150 0	442 0	186 0	778 0	969 0	630 0	65	62	68
9	Nanda ...	...	111 0	116 0	14 0	241 0	249 0	161 0	65	65	88
10	Ukhli ...	151 0	68 0	489 0	153 8	710 8	916 8	640 0	70	65	79
11	Khairi Khurd ...	32 0	114 0	66 0	159 0	339 0	563 0	370 0	66	64	77
12	Gaurala ...	2 8	20 0	315 0	131 0	466 0	562 8	385 0	65	65	73
13	Panjri ...	10 0	249 0	193 0	176 8	623 8	788 8	515 0	65	65	81
14	Kirmati ...	36 0	52 0	158 0	328 0	538 0	787 0	520 0	66	65	94
15	Gumgaon ...	30 0	548 0	502 0	10 0	1,060 0	1,315 0	745 0	57	56	57
16	Kotewara ...	10 0	347 0	532 0	66 0	945 0	975 8	635 0	65	65	72
17	Dahigaon ...	...	153 0	367 0	151 0	671 0	718 0	464 0	65	65	99
18	Sumthana ...	25 0	127 0	260 0	341 2	728 2	763 2	510 0	67	65	97
19	Sheomarka ...	47 0	...	337 0	321 0	658 0	740 0	425 0	57	55	56
20	Kharka ...	9 0	434 0	430 0	164 0	1,028 0	1,073 0	697 8	65	65	77
21	Mondha ..	9 8	157 8	837 0	70 0	1,064 8	1,126 0	648 0	58	57	57
22	Sukli ...	70 8	75 0	492 0	337 8	904 8	1,024 0	685 8	67	65	68
23	Takli ...	8 0	104 0	194 0	160 0	458 0	510 0	337 0	66	65	97
24	Tilbara ...	15 0	130 0	341 0	334 0	805 0	902 0	590 0	65	65	95
25	Isasni ...	8 0	43 0	67 0	354 0	464 0	482 0	307 0	64	63	76
26	Wagdara ...	34 0	254 8	114 0	55 0	423 8	727 8	440 0	60	59	115

Statement giving details of the revised Assessments of the Hingna Group in the Nagpur
Tahsil of the Nagpur District.—(Concl'd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-mak-buzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
27	Raipur ...	18 0	269 0	154 0	24 0	447 0	472 0	310 0	66	65	70
28	Hingna ...	438 0	1,016 8	509 0	102 0	1,627 8	2,096 8	1,494 0	71	65	77
29	Sungam ...	12 0	388 0	211 8	69 4	668 12	893 12	584 0	65	65	86
30	Khairi Buzurg, Mahal I.	10 0	278 0	240 0	126 0	644 0	772 0	504 0	65	65	76
	Do., do. II.	...	92 0	158 0	...	250 0	275 8	179 0	65	65	
	Do., do. III.	...	139 0	170 0	44 0	353 0	538 4	349 0	65	65	
31	Pendri ...	4 0	...	178 0	183 8	361 8	440 8	267 0	65	65	129
32	Sawandhota, Mahal I	5 0	...	102 8	78 0	180 8	185 8	118 0	63	63	72
	Do., do. II.	...	38 0	40 8	44 0	122 8	133 8	82 0	62	62	
33	Wardhamna ...	179 0	210 0	439 0	181 8	830 8	1,208 0	838 0	69	65	79
34	Murjhari ...	...	...	97 8	27 4	124 12	126 12	75 0	59	59	86
35	Surabardi ...	8 0	7 0	219 0	124 0	350 0	384 0	240 0	62	62	120
36	Sondapar ...	...	17 0	74 0	36 8	127 8	129 8	80 0	62	62	96
37	Drugdhamna ...	104 0	99 8	278 0	41 0	418 8	545 8	340 0	62	55	62
38	Daulimet ...	...	29 0	91 0	85 0	205 0	244 0	146 0	60	60	130
39	Gorlapani ...	6 0	47 0	66 0	111 8	224 8	272 8	175 0	64	64	77
40	Mohgaon Rith ...	2 0	10 0	217 8	104 8	332 0	343 8	223 0	65	65	70
41	Sonegaon Sim ...	30 0	26 0	68 12	139 4	234 0	403 0	240 0	60	57	71
42	Digdoh ...	...	...	90 0	235 0	325 0	762 0	495 0	65	65	72
43	Nildoh ...	26 0	85 0	395 0	199 0	679 0	1,017 0	575 0	56	56	68
44	Wanadongri ...	492 0	875 8	549 0	188 8	1,608 0	2,222 0	1,510 0	68	60	79
45	Kethapar ...	111 0	39 0	98 0	52 8	184 8	299 8	215 0	71	60	82
46	Nagarkhori ...	206 0	245 0	230 0	162 0	637 0	919 0	655 0	71	65	80
	TOTAL ...	3,040 12	8,683 0	12,505 4	6,863 0	28,051 4	36,533 4	23,794 0	65	62	78

Final revised list of Revenue for the.....*Hingna*.....Group of the **1213**
Nagpur.....Tahsil of the Nagpur District, "vide Chief Commissioner's
 Resolution No. 1792, dated the 13th April 1895."

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
1	Bhinkund ...	440	440	...
2	Salaimendba ...	300	300	...
3	Mandoghara ...	989	989	...
4	Mohgaon Buzurg ...	636	625	11
5	Mangli ...	700	655	45
6	Dhanoli ...	520	490	30
7	Kinhi ...	810	810	...
8	Junawani ...	630	615	15
9	Nanda ...	161	149	12
10	Ukhli ...	640	600	40
11	Khairi Khurd ...	370	345	25
12	Gaurala ...	365	340	25
13	Panjri ...	515	475	40
14	Kirmati ...	520	485	35
15	Gungaon ...	745	745	...
16	Kotewara ...	635	635	...
17	Dahigaon ...	464	430	34
18	Sumthana ...	510	465	45
19	Sheomaria ...	425	425	...
20	Kharka ...	697-8	645	52-8,
21	Mondha ...	643	648	...
22	Sukli ...	685-8	640	45-8
23	Takli ...	337	308	29
24	Tilbara ...	590	545	45
25	Isasni ...	307	290	17
26	Wagdara ...	440	440	...
27	Raipur ...	310	310	...
28	Hingna ...	1,494	1,410	84
29	Sungaon ...	584	540	44

Hingna Group of the Nagpur Tahsil.—(Concl'd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
30	Khairi Buzurg, Mahal I ...	504	504	...
	Do., do. II ...	179	179	...
	Do., do. III ...	349	349	...
31	Perdri	287	265	22
32	Sawardhota Mahal I ...	113	113	5
	Do., do. II ...	82	80	2
33	Wardhamna ...	888	785	53
34	Murjhari ...	75	75	...
35	Surabardi ...	240	230	10
36	Sondapar ...	80	77-8	2-8
37	Drugdhamna ...	340	340	...
38	Daulimet ...	146	146	...
39	Gorlapani ...	175	165	10
40	Mohgaon Rith ...	223	205	18
41	Sonegaon Sim ...	240	240	...
42	Digdoh ...	495	455	40
43	Nildoh ...	575	575	...
44	Wanadongri ...	1,510	1,510	...
45	Kethapar ...	215	215	...
46	Nagalwari ...	655	620	35
Total		23,794	22,922-8	871-8

**RENT-RATE REPORT FOR THE NAGPUR GROUP (No. II) OF THE
NAGPUR TAHSIL, NAGPUR DISTRICT.**

In the report submitted on the Waroda group that portion of the Nagpur pargana was dealt with which is situated in the Umrer tahsil. In the present report, I have to deal with the larger portion of the pargana which belongs to the Nagpur tahsil, and which forms the Nagpur assessment group.

2. The Nagpur group properly speaking contains 84 villages, but two villages—Kamptec and Wagholi—have been included in the Kamptee cantonment in their entirety, and are therefore entirely excluded from assessment. Villages contained in the group. There are thus 82 left, to which one newly declared a separate village by the Chief Commissioner (Kapsi Khurd) has to be added making 83. But of these, three—Sitabaldi, Rajapur and Bhankera—are Government villages situated in Nagpur civil station, and hence the total number of malguzari villages in the group is 80 in all. In these three Government villages, however, there are some malik-makbuza and revenue-free plots, and details of these are given separately at the end of Statement C.

In some of the malguzari villages also there are areas of land hitherto called 'nazul,' a good portion of which consists of agricultural land. Separate statistics of these have been compiled in readiness for the issue of precise orders as to the manner in which they are to be dealt with. Such are the Government portions of the villages of Nagpur, Lendra, Garga, Jaripatka and Sonpur-Heti. These areas have not been included in the figures relating to the 80 malguzari villages.

The 80 malguzari villages have been divided into 95 mahals. Yerkhera near Kamptee, contains 4 separate mahals and Nari on the Kanhan three, while ten other villages are divided into two mahals each.

3. The area of the group proper, that is to say, of the 80 malguzari villages, is 76,160 acres or 109 square miles, but the true geographical area of it would include the cantonments, the three Government villages, and the Government portions of the malguzari villages to which special reference has been made.

The details of the areas are :—

		Acres.
Cantonments	...	3,865
Government villages	...	1,513
Government parts of malguzari villages	...	3,443
Total	...	8,821 = 14 square miles nearly.

This would show the true geographical area of the group to be 123 square miles. For all statistical purposes the malguzari area of 109 square miles will be taken.

4. This group is situated on the Nagpur-Kamptee plain, and the greater length of it is bounded on the north by the Kanhan river. Boundaries and natural features of the group.

From Waregaon, however, where the Koilar joins the Kanhan, the boundary shift several miles to the south, and the Pili river forms the northern boundary of the villages on the extreme west of the group. On the west the group is bounded by the Hingna pargana, the more hilly villages of which form a good natural limit to the general flatness of the Nagpur pargana. On the south is the Bori pargana, and here there is no well defined distinction. On the east is the Waroda group, the portion of the pargana in the Umrer tahsil, and this also makes a purely arbitrary boundary.

In its physical features the group somewhat closely resembles the Waroda group, though in point of fertility it is not quite equal to that tract. Starting from the east, we may say that the tract bordering the Waroda group is of similar flatness and fertility, the area drained by the Kanhan directly being of very small extent. Thus it would be difficult to match the absolute flatness of Undgaon, Nari, Bhaori and Aondhi, while Karholi, Dighori, Pursori, Kheri and Panderkaora might also very fitly have formed part of the Waroda group, had not the tahsil boundary intervened. West of these villages, however, there is a break in the absolute flatness of the country, and the area drained by the Kanhan directly extends further

south, being divided from the basins of the Nag and Pili, by a slightly perceptible rise in the country extending through the villages of Sirpur, Ghorpad, Powangaon, Ranala, Khairi, Bhilgaon and Kowtha. All these villages have, what for this tract might be described, as high-lying land, the fields on which are of less fertile a character although they carry wheat, and here and between these villages and the Kanhan, we have considerable areas of morand 2nd soil. This area is drained by two considerable nalas—the Lendi which flows through Khairi, Yerkhera and Ajni to Gada, where it joins the Kanhan, and the Susurwagri, a nala with a short but very deep course which also flows into the Kanhan at Gada.

5. Between this stretch of higher land and the Pili and Nag rivers, and on both banks of these rivers, is a low flat tract of fine kali 2nd and morand 1st soils, and here are situated the fine villages of Mahalgaon, Dhargaon, Kapsi, Powari, Punapur, part of Powangaon Bharatwara, Kalauma, Wanjra, Wanjri and Nari. A little to the south of this stretch of good land, again comes an average tract of level land with soil of more varying quality, Bhandewari, Wathora, Nagpur and its surrounding villages on the north, fall within this area. South of these villages is sloping land down to the Puriya nala, and it is the villages situated on this tract which are the poorest in point of soil of the whole group. Nalas flowing into the Puriya stream cut this country up into ridge and valley, the whole sloping gently to the Puriya. It is on this tract that the poorer villages extending from Ajni-Khurd and Somalwara on the west to Tarori Khurd and Pandhurna on the east are situated. It is in these villages that the largest areas of 'pathar' and 'wahuri' lands and the poorer soils morand 2nd and khardi are found, but even here wheat is the chief crop. Then below this tract as the Puriya nala is approached the land becomes more level, the soil deeper and of better quality, and better villages such as Vihirgaon, Harkeshwar, Pipla, Ghogli and Beltarori are found. But at the extreme south of these the land again becomes more sloping as the Dhoriya stream (referred to in the Waroda group) is neared and so the Nagpur-Kamptee plain gradually merges into the poorer and uneven country of the Bori pargana. But though we find uneven ground as I have described in the group, there are no hills worthy the name, except where the Sitabaldi hill and the hills of the Hingna pargana on the extreme west touch the confines of the group, and attest the wisdom with which in former days the Nagpur pargana with its fine wheat lands and black soil was separated from the stony tracts which rise up on the west, and cut off Nagpur even from a view of the western portion of the tahsil. To sum up, the eastern and central portions of the group are the finest and flattest, then comes the north-western and finally the south-western, last of the three in point of fertility.

6. If we exclude the Kamptee cantonments, the population of the group is 140,527, of whom 118,094 live in Sitabaldi and Nagpur city. If these also be excluded, the population of the rural part of the group is 22,433 or about 203 to the square mile. That of the Waroda group fell at 209 to the square mile, so that if allowance be made for the agricultural population, which supports itself on the land near Nagpur and Kamptee, while residing within those towns we should arrive at a very similar result, and there can be no doubt that it would be a true one.

There were in the Waroda group 2.6 cultivated acres for each head of the population, in this group there is an exactly similar area cultivated for each head of the rural population. If the agricultural population of the towns were added, there would be slightly less per head; but this is simply because near Nagpur more ground is left fallow for grass and grazing. It is a striking tribute to the accuracy of the statistics, both of population and cultivation—that the results of these two groups should by their close coincidence so fulfil expectations.

7. It is almost superfluous to treat of this subject in this group. Suffice it to say, that it contains Nagpur and Kamptee cities, the railway and portions of seven metalled roads, as these converge on Nagpur and Kamptee. No single village is further than 8 miles from either Nagpur or Kamptee, and no village is more than three from one or other of these metalled roads, while a net-work of village tracks and country roads connects every part of the group with every other part.

8. Of prices also little need be said: what is true of the tahsil is true of this group. The staple crops of this group are wheat and linseed, the prices of which have risen so largely since the last Settlement was made. In fact the communications of this group being so numerous, the very fullest effect of the rise in prices and cheapening of carriage are felt throughout its length and breadth.

9. The table below shows the areas occupied and cultivated, as indicated by the past and present statistics:—

Details of group area.																			
1	Occupied area.						Unoccupied area.					Area irrigated				16	17	18	19
	Area in cultivation.			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.						
	Under crop.	Fallow of 3 years or under.	Total.											Total area occupied.	Groves.					Tree forest.	Scrub jungle and grass.	Under water, hill and rock and covered by roads and buildings.	Total area unoccupied.	Total area of group.	From tanks.	From other sources.	Total.
At present	58,020.31	1,200.73	59,221.04	11,336.66	70,557.70	1.10	..	866.01	4,735.47	5,602.58	76,160.28 = 109 square miles.	7.96	730.00	737.96	189	1	3,431	6,862	
Percentage on total areas of areas in columns 4, 6 and 15	..	..	78	..	92	..	..	..	..	..	..	..	..	1	..	..	..	..
Compare entries of last Settlement for columns 2, 4, 12, 15, 16, 17, 18 and 19.	59,788.57	..	61,467.86	..	..	..	..	..	..	..	76,367.37	..	..	610.63	54	..	..	..

Details of group area.

Experience has shown that areas were generally under-estimated at the last Settlement. In the case of the present group the total area corresponds very closely with the area then given, and it would be about the same were it not that a small area in the villages near Nagpur and Kamptee has been acquired by Government since then. The cultivated area would seem to have declined a little, and this might give rise to alarm were it not for the fact that the occupied area is seen to have increased by about 1,200 acres or by about 2 per cent.

Upon the accuracy of this comparison reliance may safely be placed, and if in conjunction with this there seems to be a slight decrease of cultivation, it is a safe conclusion that the decrease is not real, but due to the then so-called cultivated area having included waste and fallow patches not separately surveyed, while the cultivated area of the present statistics does not include such areas. The explanation I have given in all previous groups holds good. Cultivation can only have increased about 2 per cent, but there was no scope for increase of cultivation, and no other result could be expected.

10. Of the total area as much as 92 per cent is occupied : in the Waroda group the percentage was 93, but in the Nagpur group though there are 10 small *ritk* villages, there are more *abadis* scattered about near Nagpur.

In this group only 78 per cent of the total area or 85 per cent of the occupied area is cultivated, while in the Waroda tract 84 per cent in all or 90 per cent of the occupied area was under cultivation. The larger amount of the occupied area uncultivated in the Nagpur group is practically confined to the villages within a three mile radius of Nagpur, where tenants leave holdings fallow in order to sell grass from time to time as it grows. They do not have regular grass reserves on this land, but sell as often as they can.

There is also more new fallow in holdings in this group 2 per cent, as against 1 in the Waroda tract. This amount is very small, but that there is more than in Waroda follows up on the fact, that the soils of this group are not so good all round as they are in that group.

11. The irrigated area is about 740 acres or over 1 per cent, a few acres of tank irrigation are found in Nagpur itself, the rest being irrigated from 189 irrigation wells or about 4 acres to a well. There appears to be an increase of irrigated area and irrigation wells, as compared with the last Settlement, but it is difficult to say whether this increase is a true one. New wells have undoubtedly been sunk, and the opening of the railway has stimulated orange cultivation in the vicinity of Nagpur especially. Field crops may hold their own now against ordinary vegetable gardens, but they could not do so against orange gardens near the line of railway.

12. A return of ploughs and plough cattle as they were at the last Settlement cannot be procured; but the present figures show 6,862 head of plough cattle, implying a plough and a pair of bullocks to every 17 acres in cultivation and every 23 acres in occupation. The people of this group are therefore rather better supplied with cattle than those of any of the groups as yet reported on. Even in Waroda there was only one pair of bullocks to every 19 acres cultivated. While in Takalghat there was one pair to every 22 acres. A rabi tract however, requires more ploughing, and we should expect to find more bullocks here than in Takalghat, where a much larger proportionate area is under kharif crops. As in the Waroda group the grazing grounds are limited for the village cattle who have little beyond the patches of old fallow in holdings, and the cultivator raises or purchases karbi for his cattle.

13. A Statement is given overleaf showing the manner in which the cultivated area of the

group has been distributed by soil classification :—

Soil.	Wheat land.								Bari.						Miscellaneous.		Total.
	Ordinary.	Kuari.	Lawn.	Pathar.	Wahuri.	Bandhiya.	Bandhan.	Irrigable.	Khari irrigable.	Irrigable.	Barani.		Sugar-cane.		Mufarkat.	Khari	
											Barani.	Khari.	Sugar-cane.	Khari.			
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	A cres.	Acres.	A cres.	Acres.	Acres.	Acres.
Kali, 2nd.	4,498.19	102.02	100.95	26.95	145.77	27.96	7.37	...	...	9.50	1.48	...	...	...	...	...	4,920.19
Morand, 1st.	18,473.28	356.66	64.57	479.05	1,930.50	167.71	44.00	...	12.59	217.49	11.87	...	31	...	...	...	21,758.09
Morand, 2nd.	21,811.40	352.03	41.58	1,768.63	4,028.47	46.33	62.58	54.98	14.28	358.34	61.13	2.00	7.84	57	356.69	2.00	28,968.85
Khardi ...	1,177.94	38.64	14.94	54.64	379.88	...	...	...	19	25.12	4.37	...	...	...	1,360.59	82.97	3,139.28
Retari ...	...	...	...	...	...	...	...	...	...	52	4.77	...	4.83	...	178.30	19.15	207.57
Bardi ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	34.34	...	34.34
Kachar ...	146.52	...	...	...	...	...	...	...	...	25.36	18.17	...	...	...	...	...	192.74
Total ...	40,107.06	970.52	222.04	2,329.27	6,484.62	242	113.95	54.98	27.06	673.67	101.79	2.00	12.98	57	1,929.92	104.12	57,203.07

The proportions in which the various soils enter into the classification as effected at the last Settlement and as effected now, are exhibited below :—

Soil.	Percentage to total.		
	In present classification.		As classified at last Settlement occupied.
	Cultivated.	Occupied.	
Kali, 1st ...	Nil.	Nil.	15
Kali, 2nd ...	8	7	28
Morand, 1st ...	36	33	43
Morand, 2nd ...	49	51	
Khardi ...	6	7	8
Other soils ...	1	2	6

The best comparison of the present and past classification lies with the figures of the occupied area, and it is evident that the kali soil then so classified covers all the land which now falls in the kali 2nd and morand 1st classes, as well as a small portion of the land now in the morand 2nd class. The difference in the inferior soils is large because a lot of land in roads, nalas and beds of rivers was added to the then classification, which is now excluded from it. Were this land to be excluded from the then figures, the percentages of good soils in the old classification would rise still higher.

It is noteworthy that there are about 200 acres of fine kachar land on the bank of the Kanhan river.

14. Turning next to positions, the figures show that about 4 per cent of the wheat land has been classed as high-lying and about 12 per cent as wahuri, or cut up by water channels. In all 16 per cent is subject to defects, the major portion of which belongs to the morand 2nd fields.

The effect of the allowances made for these defects is to reduce the value of wheat land almost (and in the case of the poorer soils quite) down to the level of land incapable of bearing wheat. Practically therefore, although Defects of position. about 95 per cent of the cultivated area of this tract is shown as capable of bearing wheat, no less than 16 per cent of this by reason of defects of position will be treated for purposes of rent fixation as though it did not bear wheat. For purposes of assessment it would be fair to say that only 80 per cent of the land would be treated as wheat land.

15. It will be noticed that land classed as 'khari' occupies 2 per cent of the cultivated area or about the same as in the Waroda group. The areas classed Favourable position. as bandhan, bandhiya and lowan, are as usual small.

Very little embankment of land is met with, and the petty dams and banks which are found have not usually been considered of sufficient importance to raise the land they protect to the dignity of embanked land. The people will thus enjoy the full benefit of such labour and capital as may have been employed in the construction of petty works of this description.

The small area classified as "lowan" in comparison with the considerable areas classified as "pathar" and "wahuri" shows that the tendency has always been in the direction of under-valuing, rather than over-valuing the position of fields.

16. I need not recapitulate the reasons given so many times in previous reports for not accepting the crop figures of the records of the last Settlement.

The areas under the various crops at present are detailed below :—

Crop		Area.	Percentage to total area cropped.
		Acre.	
Wheat	...	22,860	89
Linseed	...	10,121	19
Juari alone	...	4,151	7
Juari—tur	...	5,503	9
Lac	...	3,593	6
Gram	...	1,423	2.5
Til	...	3,743	6
Cotton	...	596	2
Cotton—tur	...	445	
Tur alone	...	1,572	3
Pulses	...	928	6.5
Garden produce	...	825	
Miscellaneous	...	2,393	
Total	...	58,153	100

Wheat and linseed are therefore the chief crops by far of this tract. Rabi cultivation occupies about 75 per cent of the cultivated area. Taking the possible wheat area as recorded wheat covers actually 41 per cent of the area capable of bearing it, and if allowance be made for some of the poorer land which by reason of recorded defects will not pay rent at wheat-rates, it will be found that wheat covers 48 per cent of the area which will pay rent at wheat-rates.

It seems reasonably clear, that allowing for the large area under linseed and lac, gram, garden produce, and miscellaneous crops, which are mostly raised on wheat land, that the area capable of bearing wheat has not been over-estimated. Juari is frequently grown on wheat land as a rotation crop. In fact wheat is grown throughout this pargana, and on all soils, even in the khardi lands of Sonpur-Heti, there is an appreciable wheat area.

18. The first noticeable feature in the Statement is the diminution in the sir area which has decreased by no less than 29 per cent.

If however, khudkasht be added, the area in possession of proprietors has decreased only by about 9 per cent. This decrease in the area held by proprietors as well as the absolute smallness of the area so held may be explained by the fact that so many of the proprietors are residents of Nagpur, who have not been at the trouble of cultivating land themselves, but have preferred to let it to tenants. Even of the present sir area no less than 20 per cent is leased out at a high sum. Of late years as prices have been high, there has been more desire shown on the part of proprietors to cultivate land themselves, and hence there is a considerable area of khudkasht, while much of the sir land is newly acquired in the place of land in which the old sir rights had been extinguished by leasing.

19. The malik-makbuzas of this group are as in Waroda an important body who hold 9 per cent of the occupied area. The area held by them has increased with the addition of lands of which the revenue-free tenure has been resumed.

20. As might have been expected in a fertile tract so near the Head-quarters of the old Native Government, the amount of land granted free of revenue was very large, and even after the resumptions of thirty years the area held by revenue-free grantees is abnormally large, aggregating as much as 4½ per cent of the occupied area of the group. Altogether about 22½ per cent is in the hands of proprietors, the balance 77½ per cent being held by tenants.

21. Absolute occupancy tenants hold 18 per cent of the total occupied area or 23 per cent of the tenant area, and they are therefore a most important class.

It would seem that the decrease in their area is unduly large, and it is in fact a decrease of 24 per cent, but some of this decrease is due to the fact that persons were recorded at last Settlement as absolute occupancy tenants who never actually held the land recorded in their own names. This was especially the case in a tract so near Nagpur, where persons managed to get fields entered in their names, but their claims to them were of a shadowy description and never enforced. Instances also not unfrequently crop up of fields entered in the names of persons who to this day have been unaware of the fact.

Of course this will only account for a portion of the decrease, and the usual causes have been at work also. Holdings abandoned in the early years of the Settlement and during the period of scarcity, tenants who have died heirless or with minor heirs unable to carry on the management of the fields, holdings purchased by proprietors or inherited by them from relations, all such have contributed to the diminution of the area. But even as they stand now these tenants hold an important area. Abandonments of such holdings are now a thing of the past, and in the future absolute occupancy rights will decrease, but very slightly, and that only from purchases by malguzars and lands left heirless.

22. Here as elsewhere, the largest class is that of the occupancy tenants. They hold 30 per cent of the total occupied area or almost 40 per cent of the tenant area, and the extent of their holdings has considerably more than doubled under the old 12 years rule. Purchases of occupancy rights by tenants are as yet exceedingly rare, tenants have not as yet appreciated their powers in this respect, and landlords naturally enough do not care to suggest it to their tenants.

In some few cases malguzars have sold to cultivators what profess to be absolute occupancy rights for considerable sums. In such cases I have on equitable grounds recorded the purchasers as occupancy tenants.

23. The ordinary tenants in this group are rather a larger class than in the Waroda group, a natural consequence of the decrease in the absolute occupancy area. Many of them are tenants of old standing 15 to 18 years. A very considerable area is held by tenants of superior classes in ordinary right, amounting to about 8 per cent of the tenant area.

Comparative distribution by tenures at Settlement and now. 24. The following comparison of the disposition of the occupied area as at last Settlement and at present, is an interesting one:—

	At Settlement.	At present.
Held by malguzars ...	10	9
Malik-makbuzas ...	7	9
Revenue-free grantees ...	6½	4½
Total held by proprietors ...	23½	22½
Balance by tenants ...	76½	77½
Absolute occupancy tenants...	24	18
Occupancy tenants ..	14	30
In ordinary right ...	35	26
Service land ...	3.5	3.5

Of the total tenant area then only about half was held by the protected classes, while at present 62 per cent of the tenant area is protected.

Average size of holdings. 25. The average size of the holdings in this group is certainly large.

	Acres.
Malik-makbuzas ...	18
Absolute occupancy ...	24
Occupancy tenants ...	24
Ordinary tenants ...	21

The protected tenants hold also the considerable area of over 4,200 acres in ordinary right in addition, so that there is clearly no serious pressure at present upon the land, in spite of the fact that many holdings have been sub-divided among relations.

Details of the proprietors. 26. The castes with the number of persons among the proprietors who belong to each, are as follows:—

	No.		No.
Brahmins ...	36	Ahirs ...	2
Mahomedans ...	10	Chitnavis ...	2
Mahrattas ...	10	Kayasth ...	2
Kunbis ...	7	Mahars ...	2
Marwaris ...	6	Charakhs ...	2
Kalars ...	5	Warhi ...	1
Pardeshis ...	4	Vidur ...	1
Gosains ...	3		
Gondlis ...	2	Total ...	95

The number of proprietors are exactly the same as the number of mahals, but several mahals are held by the same proprietors. The number of proprietors are very few, and the most noticeable feature is the small number of Kunbis and the overwhelming number of Brahmins among them, a fact in itself sufficient to account for the small area cultivated in home-farms.

The Bhonsla estate holds 6 villages here on mukta and mokasa tenure. Two fine villages—Gada and Kapsi belong to the Gond Raja. Eight mahals and a share in another belong to Ganpat Rao Ghatatey, three villages to the Chitnavis family, while a large number of single villages are held by wealthy Marwaris, Baniyas and Mahomedans. Several other villages belong to large landed proprietors, such as Ramkrishna Puri, Ahiloji Ahir Rao, and the balance of the proprietors who are poor or indebted are very few. The only village where the proprietors are really numerous—is Yerkhera near Kamptee, where they were numerous even at the last Settlement.

27. The principal castes to which tenants belong are as follows :—

Details of tenants.		No.			No.
Kunbis	...	1,013	Pardeshis	...	32
Telis	...	273	Gonds	...	29
Mahars	...	210	Mahalis	...	23
Brahmins	...	167	Malis	...	23
Mahrattas	...	114	Marwaris	...	13
Mahomedans	...	85	Other castes	...	221
Kalars	...	39			
			Total	...	2,245

The large number of Kunbi tenants is a satisfactory feature, indicating security of agriculture, but, near Nagpur especially, Kunbis rather give place to Mahrattas, Telis and Mahomedans, and so in many villages near Nagpur, the land is but poorly looked after. The cow-dung manure is sold as fuel and the holdings lie fallow for grass, while the cultivator looks to earn his livelihood by plying a cart for hire or sale of grass and fuel rather than by the crops he raises. On the other hand we may find near the city, cultivation of an exceedingly good order, where the tenants are good agriculturists. This is the case in Binakhi where the tenants are Kachis and up-country cultivators; while on the other hand, the Telis in Wathora, Nagpur itself, Hiuri, and some few neighbouring villages, bestow but very small attention to their land. But taken all-round, the tenants are a good lot, and this even in some of the most highly rented villages like Ajni Buzurg or Khairi near Kamptee where the Mahars flourish. Perhaps, however, the all-round standard is a little below that of the Waroda group, due partly to the fact that the all-round fertility of the land is lower and the all-round cultivation is of a poorer order in so many villages. More land has passed into the hands of money-lenders, more holdings have been purchased by proprietors, less land is held in occupancy right. But it is only to be expected that near Nagpur and Kamptee cities especially in the low rent villages, cultivators should be less industrious and more luxuriously inclined. The lower and more easily paid the rent, the less inducement to labour, the nearer the city the greater inducement to spend, the more people willing to lend and the more valuable the land in the money-lender's eyes.

These are the obvious explanations of the indications that the general standard of the tenants of this group falls below the standard of those of the Waroda group, which is a little further off from Nagpur and Kamptee. Then the number of tenants, Brahmins, Mahrattas, and Mahomedans who were cultivators by courtesy and whose lands have passed into other hands, have to be considered, for most of these were men who sublet their lands and lived beyond their means. But just as in a large and thriving village, extremes of prosperity and poverty are found, so in a group with a soil and situation like those of the Nagpur group, extremes are met with. While a number of cultivators are poor or in debt, there are several exceedingly wealthy tenants in almost every village. Especially is this the case in the villages near Nagpur and Kamptee. Indeed, although I would pronounce the standard of this group to be slightly below that of the Waroda group, I should imagine that the aggregate wealth of the persons who hold land in this group proportionately to the difference in size of the two groups, exceeds the aggregate wealth of the tenants of that group. The difference lies in the fact that the wealth of this group is less evenly distributed, there has been and is more competition, the average man has held his own less well, the more intelligent and industrious have come more markedly to the front, and the improvident have come to greater grief.

28. The actual rents paid by the several classes, the rates at which they fall, and the increase or decrease in these rates, is shown below :—

Class of tenants.		Total rents now paid.	Incidence at last Settlement per acre.	Incidence at present per acre.	Increase or decrease per cent.
		Rs. a. p.	Rs. a. p.	Rs. a. p.	
Absolute occupancy	...	14,633 18 6	1 2 8	1 2 4	—2
Occupancy	...	25,673 12 0	1 1 3	1 3 4	13
Ordinary	...	27,414 10 0	1 0 6	1 7 7	78
All-round	...	67,722 3 6	1 1 4	1 4 7	19
Occupancy cum-ordinary	...	63,088 6 0	1 0 9	1 5 4	27
Compare malik-makbuzas	...	7,527 2 4	1 2 9	1 1 6	—7

It will thus be seen that absolute occupancy tenants pay about the same as they did at last Settlement, while occupancy rents have risen by a very moderate amount. The increase in the ordinary rate is considerable but not excessive, for that rate was certainly low at the last Settlement, and a rise of 43 per cent spread over 32 years, is not excessive when viewed in connection with the rise in prices and superior cropping. When in considering a fair enhancement I fixed upon 50 per cent, this was a figure taken as a safe guide, but I have all along expressed an opinion that a 75 per cent increase would not at all indicate rack-renting. The rate at which 1,000 acres of sir land scattered over the group have been leased is as much as Rs. 2-6-5 per acre, or about 63 per cent higher than the ordinary rate. This will show how very far the ordinary rate is from being a competitive rate.

A glance through the columns of Statement C, will show that in a very large number of villages the increase in the ordinary rate has been slight or very moderate, while in comparatively few instances has it been excessive.

29. Excluding payments by tenants of sir and siwai income, which in this group is necessarily inconsiderable, the assets of the group now and as at the last Settlement, may be compared as follows:—

Cash.	At last Settlement.	At present.	Increase.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Cash	61,611 5 0	75,249 5 10	13,638 0 10
Value of sir and service land ...	9,134 8 4	10,106 12 4	972 4 0
Total ...	70,745 13 4	85,356 2 2	14,610 4 10

The increase in the assets is thus 21 per cent to be accounted for in the following way:—

	Area occupied.	×	Rent-rate.	=	Assets.
At Settlement ...	100	×	100	=	10,000
At present ...	102	×	119	=	12,138

This explains the increase of 21 per cent. It has to be remembered that the malik-makbuza payments are included in the cash assets, though their rates are not included in the all-round rate. It so happens, however, that the resumption of revenue-free grants has increased malik-makbuza payments by an amount exactly equal to the increase in rent-rate and hence the formula given above holds good.

In Statement A, the values of sir land as entered in the old records are given below the values assumed at all-round rates.

There are the usual differences in particular villages noticeable, but the total value as then estimated amounts to Rs. 8,142 as against Rs. 9,134, the value as calculated at the then all-round rates. I prefer to accept the latter and not the former sum to express the rental value of the sir land. To accept the former would be merely to increase the incidence of the land revenue on the assets by 1 per cent.

30. The land revenue assessed on these assets at last Settlement was Rs. 52,323, and fell as high as 74 per cent, malik-makbuza payments being included; if these payments were to be excluded from both sides, the incidence of the revenue would be about 71 per cent. The malguzars of this group have had to bear an exceedingly high assessment, amounting in some instances to 80 and 90 per cent of the assets. It is not to be wondered at therefore, if villages passed out of the hands of some of the old proprietors, especially where these were men of extravagant habits and devoid of business capacities. Thus many old Mahomedan proprietors have lost their villages, and their places have been taken by money-lending Brahmins like Ganpat Rao Ghatatye and Marwaris.

One fine village, Karamna, has changed hands some four times, and no proprietor has yet been able to manage the unruly tenants. But in only two cases was any difficulty experienced in paying the Government demand—(Wathora and Dighori Khurd,) where the tenants

were too strong for the proprietors : with a stronger proprietor the rents are collected, and the demand punctually paid. Where there was sir land, the revenue was less heavy than it seemed, where there was no sir it fell heavily for a time ; but rents were freely enhanced. In a few villages where the rents were heavy beyond possibility of enhancement, the revenue assessed was light comparatively, being just below 60 per cent. So the proprietors have always managed to pay the assessment without perfectly realizing how heavy it was, and the market price of the villages sold has risen largely with advancing prices.

31. The factors used have been the factors sanctioned for the tahsil, and no change has been found necessary. The group is typical of the wheat tracts of this tahsil, and the scale of factors sanctioned was specially framed to suit tracts of this kind.

32. The mahal unit incidences range from 2.44 in Punapur (mahal II) to 0.36 in Garga, which lies in the Civil station of Nagpur.

The range of incidences is extraordinary and merits some explanation, which I will presently give.

The details of the incidences are as follows :—

Incidence.		Number of mahals.	Incidence of the group as a whole.
From.	To		
Exceeding	2.40	1	0.94
2.30	2.40	Nil.	
2.20	2.30	1	
2.00	2.20	Nil.	
1.90	2.00	1	
1.60	1.90	0	
1.50	1.60	5	
1.40	1.50	2	
1.30	1.40	3	
1.20	1.30	9	
1.10	1.20	9	
1.00	1.10	9	
0.90	1.00	16	
0.80	0.90	15	
0.70	0.80	15	
0.60	0.70	3	
0.50	0.60	4	
0.40	0.50	1	
0.30	0.40	1	
Total ...		95	

Explanation of high incidences.

33. Incidences exceeding 1.30 and falling below 0.70 require to be briefly explained.

In Punapur (mahal II), the high incidence of 2.44 is due to the high rents of last Settlement. This mahal known as Parade Punapur was situated on the old cavalry lines of the Native Government, and the site having been well manured was in great demand. Rents were forced up to this high rate and have remained high ever since.

The other incidence over 2.00 is 2.28 and is met with in (mahal III) of Yerkhera near Kamptee, the land here is in great demand ; and the incidence is in a small mahal of a few very high-rented holdings. The incidence of 1.90 occurs in a small *rith* village (Harpur) on the outskirts of Nagpur, it also refers to only a few holdings.

The incidences of 1.50 to 1.60 are met with in Dhargaon, where the same Balwant Rao Karmarkar who ruined Bhamewara in the Waroda group, managed to reduce this village from 60 houses to 21 by harsh treatment of the tenants. The incidence itself is not however very excessive, and it was harshness in grain and money loans which worked the most harm in this village. The other high incidences occur in Ajni Buzurg near Kamptee, Yerkhera and Nagpur khas, and are due to large enhancements consequent on the great demand for land in the favourable situation of the lands in question.

The incidence of 1.40 to 1.50 occurs in Sonpur-Heti near the Police lines ; the land is poor and has been classed liberally and pays highish rents on account of its proximity to Nagpur, also in Hansapuri within a stone's throw of the city, a similar high incidence is found. Inci-

dences between 1.30 and 1.40 occur in Mankapur a *rith* village near the Lunatic Asylum to be accounted for by situation as in the case of Sonpur-Heti; in Birpeth a populous suburb outside the city on the south, and lastly in Bhandewari the large suburb, commonly known as Paldi on the Bhandara road, where the demand for land was mainly due to the same cause as in Punapur (mahal II).

34. Thus the abnormally high incidences can be satisfactorily accounted for, and I turn to the abnormally low ones. Those between 0.50 and 0.70 occur chiefly among the villages furthest away from Nagpur, where rents have remained low and malguzars have been too busy over their own cultivation to enhance. In one of the mahals of Sakardara and in Garga the incidences are 0.44 and 0.36, respectively. This is due to the fact that the incidences refer to very small areas in which land is held by favoured tenants at nominal rents.

35. The largest number of mahal incidences are included in the list between 0.90 to 1.00 and the incidences of no less than 73 of the 95 mahals range within the limits of 0.70 to 1.30, the incidence of the group being 0.94. The average of the 95 mahal incidences is exactly 1.00. That of 28 mahals in the eastern portion of the group, and remoter from Nagpur, comes to 0.89, while the 67 mahals near Nagpur or Kamptee or between them, show the average of their incidences to be 1.05

36. The average incidences of the payments of the various classes of tenants is shown below :—

Class.			Increase of rate since Settlement.	Present incidence.	Acreage rate at present.
					Rs. a. p.
Absolute occupancy	...	...	—2	0.83	1 2 4
Occupancy	...	...	12	0.87	1 3 4
Ordinary	...	...	73	1.11	1 7 7
All-round	...	...	19	0.94	1 4 7
Occupancy cum-ordinary	...	...	27	0.98	1 5 4

I have already noticed that the ordinary rate was initially very low, and that the enhancement of 73 per cent, even on normal payments of last Settlement was by no means excessive. The matter is of importance in relation to the standard rate to be adopted.

37. I have after careful reflection decided to propose 1.10 as the standard rate for the group. This will imply roughly the following enhancements on rents as they stand at present and as they stood at last Settlement, respectively :—

Class.			Increase since Settlement.	Further increase represented by standard rate of 1.10.	Total increase resulting over Settlement rents.
Absolute occupancy	...	...	—2	82	81
Occupancy	...	...	12	26	41
Ordinary	...	...	43	NIL	43
All-round	...	...	19	17	39
Occupancy cum-ordinary	...	...	27	12	42

This rate of 1.10 would, I submit give very fair results on the rents as a whole, in relation to what they stood at the time of the last Settlement.

It is below the incidences of 31 mahals as they stand at present, and it is but slightly in excess of the present incidences of the whole 95 mahals, and a higher incidence is found to exist in the case of the absolute occupancy tenants of many mahals, which it is tantamount to saying that this proposed rate indicates a rental pressure which was borne by large classes of tenants 30 years ago.

The standard unit-rate of this group will exceed that of the Waroda group by .10, which is a very moderate allowance for the advantages in communications and prices which it enjoys over that group.

Analysis of proposed mahal unit-rates. 38. I have endeavoured in Statement C, to justify the unit rates proposed in each case. My proposals imply the following results :—

Rate proposed.	No. of mahals.
1.25	8
1.20	3
1.15	4
1.10	15
1.05	8
1.00	13
0.95	13
0.90	17
0.85	8
0.80	4
0.75	5
0.70	0
0.65	1
0.60	1
Total ...	95

Thus the standard rate is exceeded in 15 mahals, while in the remaining 80 the rate proposed is lower than the standard. Two-thirds of the mahals range between .90 and 1.10.

I have exceeded the standard rate only where the unit incidence is very much higher, and, in the case of the villages which are on the outskirts of Nagpur and Kamptee, and in cases in which the proposed rates fall below .90 it has been due to the lowness of the existing incidences.

A comparison of the averages of the existing incidences and proposed rates will be of interest :—

	Average of incidences.	Average of rates proposed.
In 28 mahals further from Nagpur and Kamptee ...	0.89	0.92
In 67 mahals near or between Nagpur and Kamptee.	1.05	1.00
In all the mahals of the group ...	1.00	.97
	Incidences of group.	Standard rate.
Compare	0.94	1.10

39. The valuation of sir land in very many cases follows the proposed ryoti land valuation, it never exceeds the standard rate except where the incidence of the mahal or a class of tenants exceeds that rate. Even in the villages where tenants pay low and I have proposed a higher value for sir, I have generally taken it below the standard rate. There are so many malguzars whose cultivation is in the hands of servants that too strict a valuation might work hardly in this group. In cases where the sir land is sublet for high sums a modified valuation will be made.

40. There is no village where any wholesale reduction of rents seems called for, but there may be a few instances in which some reduction of ordinary rents will be necessary—villages such as Dhargaon, Kapsi Khurd, Ajui and Narsala for instance. Allusion has been made to such cases in the notes to Statement C. In the case of Punapur and Bhandewari.

some reductions of individual absolute occupancy and occupancy rents will be necessary, and the payments made by the pan cultivators of Hansapuri are crushing and fall at about Rs. 20 per acre on the pan land, much of which has become old fallow. The pan cultivation is declining, and this is partly due to the fact that the Municipality auction the Lendi tank to Dhimars, who let out a lot of the water and reduce the supply for irrigation of the pan gardens. These pan cultivators have a prescriptive right to irrigation from this tank, which the Committee should have no right to interfere with. If the right can be enforced in favour of the pan cultivators, I would reduce their assessment to about Rs. 10 an acre, and if they cannot enforce a claim to the regular supply of water I would reduce their revenue to about Rs. 7-8-0 an acre. Otherwise this industrious form of cultivation (which has declined from even to two 'tandas'), will assuredly die out.

41. At the end of Statement C, are given some figures relating to Bhanpur, the details of a few resumed muafi grants which exist in Sitabaldi *cum*-Rajapur, will follow later on.

No details are included regarding Government land hitherto classed as nazul and leased for agricultural purposes, as precise orders are awaited as to the disposal of such land. In the meantime it has been surveyed and classified, and is ready to be dealt with on the issue of orders.

42. In conclusion, I append a comparison of the statistics of this group with those of the Waroda group, which it most nearly resembles in all material characteristics.

Group.	Percentage of wheat land.	Percentage of wheat grown to wheat land.	Percentage of kharif 2nd and morand 1st.	All-round rate per acre.	Unit incidence.	Increase in rates since Settlement.	Standard rate.	Increase of standard rates over present incidence.	Total increase of standard rate over Settlement rates.
				Rs. a. p.					
Waroda ...	95	44	68	1 3 8	0.80	+12 p. c.	1.00	25 p. c.	40 p. c.
Nagpur (under report).	95	41	40	1 4 7	0.94	+19 p. c.	1.10	17 p. c.	89 p. c.

The rental pressure in this group is 17.5 per cent higher than the rental pressure in the Waroda group. My proposals aim at having it 10 per cent higher than it will be in that group, and I trust that these proposals will be deemed logical.

CAMP :
Dated the 22nd January 1892. }

नमो भगवते वासुदेवाय

R. H. CRADDOCK,
Settlement Officer,
Nagpur.

RENT-RATE REPORT FOR THE NAGPUR GROUP (No. II) OF THE NAGPUR TAHSIL, NAGPUR DISTRICT.

No. C. 85-A., dated the 27th January 1892.

Submitted to the Revenue Secretary to the Chief Commissioner.

2. The unit-rate taken by the Settlement Officer as his standard (1.10) seems to be fair and reasonable. Rents are as a rule exceedingly low, as can be realized by a glance at the acreage rates. The all-round rate at which ryots pay is only Rs. 1-4-7 per acre, and in comparatively few places is the rent-rate as high as Rs. 2. Land of this quality in the northern districts would be paying at least twice what it pays here, the difference being mainly due to differences in past Revenue history. At first sight the mahal unit-rates proposed seem to be rather too low—in only 15 out of 95 mahals is the standard exceeded. But

though I have proposed some increases in a few cases an examination of the Settlement Officer's figures has convinced me that his rates are generally high enough. Rents are very unequal (as might be expected in a suburban tract such as this), and it is useless to take as the mahal rate a figure which so largely exceeds the incidence of any class of tenants as to give us no guide to their assessment.

3. The assessment of the agricultural land hitherto classed as nazul, will now be taken up under the recent orders of the Chief Commissioner. I had previously to the receipt of this report addressed the Commissioner of the Division on the subject.

4. In regard to the Lendi tank I would urge strongly, that if possible, it be excluded from the Nazul register and be managed in the Revenue Department. An irrigation tank such as this seems to be, should be treated as agricultural land.

J. B. FULLER,

Commr. of Settls and Agriculture.



STATEMENT A.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District.

Thakbast and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per-centage on assets.	Assets at present.			Increase in assets since Settlement.		In-crease per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Per-centage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
1 149	Undgaon ... 1. Undgaon, ... Mahal I ...	1,383 0 0	161 8 8	1,544 8 8	1,011 0 0	65	653 0 0	168 4 10	826 4 10	132 9 4	10	8
	2. " II ...						849 8 0	31 5 2	880 13 2			
3 148	Neri ... 3. Neri, ... Mahal I ...	1,557 12 0	286 15 5	1,844 11 5	1,318 0 0	71	1,177 0 0	21 8 8	1,198 8 8	471 3 6	26	12
	4. " II ...						560 0 0	...	560 0 0			
	5. " III...						523 0 0	34 6 8	557 6 8			
3 147	Gada ... 6. Gada ...	2,161 0 0	249 10 1	2,410 10 1	2,180 0 0	90	2,864 0 0	273 6 1	3,137 6 1	726 12 0	30	-6
4 151	Aondhi ... 7. Aondhi ...	1,518 0 0	222 11 10	1,740 11 10	1,383 0 0	79	1,816 0 0	337 13 6	2,153 13 6	413 1 8	24	3
5 160	Bhaori ... 8. Bhaori ...	1,593 13 0	17 0 6	1,616 18 6	1,300 0 0	80	1,792 13 6	19 11 4	1,812 8 10	195 11 4	12	-1
6 153	Kharholi ... 9. Kharholi ... Mahal I ...	897 4 0	151 9 1	1,038 13 1	803 0 0	77	521 0 0	63 15 4	584 15 4	148 8 5	14	6
	10. Mahal II ...						463 0 0	139 6 2	602 6 2			
7 154	Mahalgaon... 11. Mahalgaon ...	1,560 8 0	295 8 1	1,856 0 1	1,435 0 0	77	1,674 0 0	318 2 1	1,992 2 1	136 2 0	77	-19
8 156	Asoli ... 12. Asoli ...	589 0 0	95 0 0	684 0 0	550 0 0	81	714 4 0	36 2 2	750 6 2	66 6 2	10	-3
9 172	Dighori ... 13. Dighori ...	1,969 2 0	242 13 6	2,211 15 6	1,802 0 0	81	2,242 2 0	311 1 4	2,553 3 4	341 3 10	15	-1
10 160	Palsori ... 14. Palsori ...	1,171 0 0	254 2 7	1,425 2 7	1,024 0 0	72	1,636 8 0	22 8 10	1,659 0 10	233 14 3	16	
11 161 kaora.	Pandarkora ... 15. Pandarkora ...	751 0 0	86 0 8	837 0 8	35 0 0	70	662 8 0	325 13 3	988 5 3	151 4 7	18	
12 110	Kheri ... 16. Kheri ...	1,420 8 0	171 3 2	1,591 11 2	1,258 0 0	79	1,860 8 0	138 12 5	1,999 4 5	407 9 3	26	-
13 162	Umargaon... 17. Umargaon ...	583 0 0	305 14 1	888 14 1	611 0 0	69	517 0 0	297 5 1	814 5 1	-74 9 0	-8	-
14 892	Adali ... 18. Adali ...	443 8 0	160 0 9	603 8 9	440 0 0	72	615 8 0	152 2 4	767 10 4	164 1 7	27	
15 163	Vihirgaon... 19. Vihirgaon ...	1,003 8 0	126 12 5	1,130 4 5	826 0 0	73	1,245 8 0	99 4 10	1,344 12 10	214 8 5	19	
16 164	Bahadura ... 20. Bahadura ...	680 0 0	141 2 4	821 2 4	607 0 0	73	835 0 0	100 7 0	935 7 0	114 4 8	14	
17 165	Pandhurna... 21. Pandhurna...	572 8 0	142 0 9	714 8 9	510 0 0	71	663 8 0	175 1 6	838 9 6	124 0 9	17	

STATEMENT A.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Thakbast and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per-centage on assets.	Assets at present.			Increase in assets since Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Per-centage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
18 Tarori 158 Kallan.	22. Ta ori Kallan	813 0 0	81 1 6	894 1 6	759 0 0	85	1,074 0 0	85 2 4	1,159 2 4	265 0 10	80	-3
19 Kapsi 157 (Buzurg.)	23. Kapsi (Buzurg.)	876 8 0	124 15 1	1,001 7 1	819 0 0	81	1,033 0 0	76 2 0	1,109 2 0	107 10 11	11	-7
20 Kapsi 134 (Khurd).	24. Kapsi (Khurd).	843 0 0	...	843 0 0	404 7 5	118	512 0 0	...	512 0 0	169 0 0	41	70
21 Dhargaoon 143	25. Dhargaoon ...	805 5 0	62 6 4	867 11 4	810 0 0	93	1,890 8 0	31 2 1	1,421 10 1	563 14 9	64	-11
22 Libigaon 152	26. Libigaon ...	997 8 0	166 6 0	1,163 14 0	867 0 0	74	1,077 8 0	279 12 10	1,357 4 10	108 6 1	17	-4
23 Sirpur 144	27. Sirpur ...	806 4 0	79 13 5	886 1 5	635 0 0	72	1,022 8 0	42 1 10	1,064 9 10	178 8 5	20	-11
24 Ghorpar 145	28. Ghorpar ...	1,684 12 0	75 1 9	1,759 13 9	1,308 0 0	7	2,108 8 0	90 6 0	2,288 14 0	529 0 8	30	7
25 Pawangaon 142	29. Pawangaon...	927 0 0	242 12 0	1,169 12 0	972 0 0	83	1,406 0 0	293 13 4	1,699 13 4	530 1 4	45	3
26 Powari 141	30. Powari, Mahal I ...	192 0 0	134 3 0	326 3 0	210 0 0	64	319 0 0	37 4 7	356 4 7	80 1 7	9	-2
	31. " II ...	91 0 0	...	91 0 0	82 0 0	9	114 0 0	...	114 0 0	23 0 0	25	6
27 Punapur 140	32. Punapur, Mahal I ...	465 8 0	4 10 0	470 2 0	85 0 0	61	468 8 0	111 11 8	580 3 8	110 1 8	23	-4
	33. " II ...	1,117 0 0	...	1,117 0 0	580 0 0	52	1,124 0 0	8 14 0	1,132 14 0	15 14 0	1	17
28 Bharatwara 139	34. Bharatwara, Mahal I ...	1,026 12 0	121 4 10	1,148 0 10	812 6 2	71	526 4 0	104 14 8	631 2 8	161 13 9	14	Nil.
	35. " II ...						510 8 0	168 3 11	678 11 11			
29 Karamna 118	36. Karamna ...	1,306 0 0	18 10 4	1,424 10 4	896 0 0	63	1,082 7 0	420 5 0	1,511 12 9	87 2 5	6	-12
30 Ranala 391	37. Ranala ...	1,001 0 0	847 4 6	1,348 4 6	910 0 0	68	1,523 0 0	174 13 5	1,697 13 5	349 8 11	25	-13
31 Anjni 116 (Buzurg).	38. Anjni (Buzurg).	1,978 0 0	114 2 2	2,092 2 2	1,394 0 0	67	1,927 8 0	136 4 4	2,063 12 4	-28 5 10	-1	Nil.
32 Yerkhera 116	39. Yerkhera, Mahal I ...	350 0 0	267 11 10	617 11 10	546 10 9	89	452 0 0	108 1 9	860 1 9	242 5 11	39	5
	40. " II ...	339 0 0	341 15 5	580 15 5	56 10 7	80	233 0 0	703 0 7	936 0 7	255 1 2	37	-5
	41. " III ...	593 0 0	130 4 7	723 4 7	548 10 8	75	317 8 0	182 7 7	499 15 7	319 2 2	44	-32
	" IV ...						538 0 0	4 7 2	542 7 2			

STATEMENT A.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Thakbast and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per- centage on assets.	Assets at present.			Increase in assets since Settlement.		In- crease per cent in cul- tivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Per- cent- age.	
1	2	3	5	6	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
33 —Birbina ... 13	43. Birbina ...	200 0 0	...	200 0 0	125 0 0	62	256 0 0	...	256 0 0	56 0 0	28	6
34 —Waregaon ... 12	44. Waregaon ...	1,087 0 0	96 14 9	1,183 14 9	700 0 0	59	1,333 0 0	39 13 7	1,372 13 7	188 14 10	16	...
35 —Kowtah ... 111	45. Kowtah ...	511 4 0	356 2 8	867 6 8	360 0 0	76	1,216 4 0	23 5 11	1,239 9 11	372 3 8	42	Nil.
36 —Khairi ... 334	46. Khairi ...	1,373 0 0	27 9 2	1,400 9 2	13 0 0	65	1,656 8 0	32 6 9	1,688 14 9	288 5 7	21	Nil.
37 —Mhasala ... 107	47. Mhasala ...	623 8 0	138 13 3	762 5 3	360 0 0	74	602 8 0	203 13 1	898 5 1	136 11 10	18	Nil.
38 —Bhilgaon ... 109	48. Bhilgaon ...	890 8 0	121 12 3	1,012 4 3	19 0 0	71	1,035 0 0	203 10 8	1,238 10 8	226 6 5	22	13
39 —Wanjra ... 108	49. Wanjra ...	883 8 0	152 4 3	1,035 12 3	100 0 0	58	1,022 4 0	93 5 4	1,115 9 4	79 13 1	8	...
40 —Wanjri ... 120	50. Wanjri ...	549 4 0	166 14 2	1,016 2 2	115 0 0	61	568 4 0	369 11 5	937 15 5	-78 2 1	-8	-9
41 —Nari ... 104	51. Nari, Mahal. I ...	1,036 0 0	142 8 7	1,178 8 7	97 0 0	68	565 0 0	44 5 11	609 5 11	10 2 11	Nil.	...
	52. " II...						544 0 0	35 5 7	579 5 7			
42 —Mankapur ... 103	53. Mankapur ...	185 0 0	65 0 9	250 0 9	65 6 0	66	238 0 0	48 1 7	281 1 7	81 0 10	12	-7
43 —Sonpur Heti ... 126	54. Sonpur Heti ...	67 0 0	5 9 11	72 9 11	41 0 0	50	109 0 0	9 5 7	118 5 7	45 11 8	83	77
44 —Jaripatka ... 125	55. Jaripatka ...	138 0 0	60 12 11	198 12 11	6 0 0	58	296 8 0	...	296 8 0	97 11 1	40	-22
45 —Warpakar ... 124	56. Warpakar ...	160 8 0	30 13 11	191 5 11	35 0 0	86	224 8 0	16 4 2	240 12 2	49 6 3	26	22
46 —Hansapuri ... 22	57. Hansapuri ...	677 8 0	39 10 1	717 2	107 0 0	8	773 9 6	...	773 9 6	56 7 5	8	-14
47 —Indura ... 108	58. Indura ...	857 4 0	137 4 8	994 8 8	300 0 0	80	1,093 0 0	53 3 11	1,146 3 11	151 11 3	15	-11
48 —Binakhi ... 121	59. Binakhi ...	1,080 0 0	19 14 4	1,099 14 4	774 0 0	70	1,051 9 1	67 3 5	1,118 12 6	18 14 2	2	-1
49 —Chikhli ... 178	60. Chikhli, Mahal. I ...	836 8 0	114 3 3	950 11 3	618 0 0	65	1,155 8 0	...	1,155 8 0	537 4 9	56	-16
	61. " II...						309 0 0	23 8 0	332 8 0			
50 —Hivri ... 137	62. Hivri ...	115 8 0	53 13 4	169 5 4	122 0 0	72	171 8 0	50 3 9	221 11 9	52 6 5	31	-21

STATEMENT A.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Thakbast and Serial number and name of village.	Number and name of mahal.	Assets at the last Settlement.			Revenue.	Percentage.	Assets at present.			Increase in assets since Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and musafi land.	Total.			Cash.	Estimated value of sir, khudkasht and musafi land.	Total.	Actual.	Per cent.	
1	2	3	4	5	6	7	8	9	10	11	12	13
51 Pardi ... 20	63. Pardi ...	Rs. a. p. 605 0 0	Rs. a. p. 3 5 0	Rs. a. p. 608 5 0	Rs. a. p. 401 0 0	66	Rs. a. p. 694 0 0	Rs. a. p. 27 15 4	Rs. a. p. 721 15 4	Rs. a. p. 118 10 4		19 8
52 Bhandewari... 168	64. Bhandewari...	669 0 0	80 2 4	749 2 4	460 0 0	61	861 0 0	110 5 5	971 5 5	222 3 1		28
53 Birgaon ... 156	65. Birgaon ...	293 0 0	82 11 0	375 11 0	284 0 0	75	319 0 0	78 5 1	397 5 1	21 6 1		6 -14
54 Wathora ... 506	66. Wathora ...	772 0 0	54 2 4	826 2 4	669 0 0	81	1,083 8 0	21 14 4	1,105 6 4	279 4 0		34 -9
55 Tarori Khurd... 166	67. Tarori Khurd	309 0 0	109 13 6	418 13 6	399 0 0	95	557 4 0	52 14 1	610 2 1	191 4 7		46 2
56 Gondhni 73 (Sem).	68. Gondhni (Sem).	168 0 0	44 0 1	212 0 1	133 0 0	62	258 0 0	16 1 6	274 1 6	62 1 5		29 -16
57 Narsala ... 175	69. Narsala ...	1,019 0 0	53 2 1	1,072 2 1	777 0 0	72	973 8 0	164 6 3	1,137 14 3	65 12 2		6 -15
58 Ranala 117 Khurd.	70. Ranala Khurd.	379 0 0	27 0 1	406 0 1	280 0 0	69	425 0 0	51 7 11	476 7 11	70 7 10		17 -16
59 Hudkeshwar 390 (Buzurg).	71. Hudkeshwar (Buzurg).	975 0 0	32 8 2	1,007 8 2	759 0 0	75	1,188 0 0	39 15 8	1,227 15 8	220 7 6		22 -12
60 Hudkeshwar 393 (Khurd).	72. Hudkeshwar (Khurd).	462 8 0	142 1 5	604 9 5	510 0 0	84	725 0 0	12 8 8	737 8 8	132 15 3		22 -19
61 Pipra ... 389	73. Pipra ...	1,477 8 0	55 15 6	1,533 7 6	1,050 0 0	68	1,648 4 0	59 5 7	1,707 9 7	174 2 1		11 1
62 Ghogli ... 56	74. Ghogli ...	344 0 0	46 1 6	390 1 6	310 0 0	79	416 8 0	71 10 4	488 2 4	98 0 10		25 -12
63 Beltarori ... 387	75. Beltarori ...	988 8 0	86 14 8	1,075 6 8	759 0 0	70	1,081 8 0	198 0 6	1,229 8 6	154 1 9		14 4
64 Baia ... 368	76. Baia ...	353 8 0	361 14 7	715 6 7	560 0 0	78	283 4 0	654 5 6	937 9 6	222 2 11		31 -10
65 Somalwara... 385	77. Somalwara...	1,006 8 0	47 13 0	1,054 5 0	1,070 0 0	101	1,182 8 0	100 10 0	1,283 2 0	228 18 0		22 -5
66 Anjni Khurd... 179	78. Anjni Khurd. Mahal I ...	480 0 0	62 11 0	542 11 6	376 0 0	69	476 0 0	40 0 7	516 0 7	372 8 4	69	1
	79. Mahal II ...						389 0 0	10 3 3	399 3 3			
67 Babulkhera... 180	80. Babulkhera.	742 4 0	50 15 10	793 3 10	710 0 0	89	954 4 0	11 13 10	966 1 10	172 14 0		22 -9
68 Manewara ... 179	81. Manewara ... Mahal I ...	574 0 0	7 6 6	581 7 6	513 0 0	88	334 8 0	...	334 8 0	172 2 7	29	-6
	82. Mahal II ...						342 8 0	76 10 1	419 2 1			

STATEMENT A.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Concl'd.)

Thakbast and Serial number and name of village.	Number and name of mahal.	Assets at last Settlement.			Revenue.	Per cent- age on assets.	Assets at present.			Increase in assets since Settlement.		In- crease per cent in culti- vation.
		Cash.	Estimated value of sir, khud- kasht and muafi land.	Total.			Cash.	Estimated value of sir, khud- kasht and muafi land.	Total.	Actual.	Per cent- age.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
69 —Chikhli 119 (Khurd).	83. Chikhli (Khurd) ...	170 0 0	3 0 9	182 0 9	200 0 0	110	340 12 0	5 13 8	346 9 8	104 8 11	90	-14
70 —Sakardara ... 170	84. Sakardara Mahal I ...	234 0 0	8 14 6	242 14 6	225 0 0	92	100 4 0	34 8 4	134 12 4	78 9 11	82	-47
	85. „ II ...						131 0 0	55 6 1	186 6 1			
71 —Birpeth 178	86. Birpeth ...	575 0 0	50 8 4	625 8 4	335 0 0	54	645 8 0	54 6 11	699 14 11	74 6 7	12	-5
72 —Dighori 155	87. Dighori Khurd ...	302 0 0	31 13 8	333 13 8	328 0 0	83	502 8 0	39 7 4	541 15 9	148 2 1	88	-22
73 —Kharbi 173	88. Kharbi ...	136 0 0	54 9 2	190 3 2	110 0 0	5	136 8 0	51 15 10	188 7 10	-1 11 4	Nil.	-10
74 —Sonpur 170	89. Sonpur ...	46 0 0	19 10 10	65 10 10	52 0 0	80	45 0 0	42 13 8	87 13 8	22 2 5	31	-5
75 —Harpur 171	90. Harpur ...	132 0 0	22 7 7	154 7 7	111 0 0	71	145 0 0	63 11 4	208 11 4	54 3 9	35	-21
76 —Nagpur 136	91. Nagpur ...	676 13 0	...	676 13 0	558 0 0	82	1,206 0 9	77 10 3	1,283 10 10	606 13 10	90	-6
77 —Jattarori 181	92. Jattarori ...	190 0 0	6 5 9	196 5 9	161 0 0	82	363 14 0	12 8 6	381 6 0	185 0 9	94	89
78 —Dhantoli 182	93. Dhantoli ...	193 0 0	6 15 10	199 15 10	125 0 0	62	206 0 0	25 9 9	231 9 9	31 9 11	16	26
79 —Lendra 183	94. Lendra ...	395 8 0	8 2 9	404 10	15 0 0	78	204 2 0	76 7 6	280 9 6	-124 1 3	-31	-48
80 —Garga 133	95. Garga ...	39 0 0	20 9 4	59 9 4	43 0 0	72	29 0 0	16 2 9	45 2 9	-14 6 7	-24	-127
	Total ...	61,611 5 0	9,134 8 4	70,745 13 4	53,057 11 7	74	75,249 5 10	10,106 12 4	85,356 2 2	14,610 4 10	21	-365
					GOVERNMENT VILLAGES.							
Sitabaldi 135 Rajapur.	Sitabaldi Rajapur.											
—Bhankhera. 436	Bhankhera.	21 8 0	...	21 8 0	20 0 0	93	64 8 0	...	64 8 0	43 0 0	195	-48

STATEMENT B.—Showing the scale of factors adopted for the Nagpur Group (No. II.) of the Nagpur Tahsil, Nagpur District.

Classification of soils.	Wheat land.							Garden.				Minor crops.		Remarks.	
	Ordinary.	Lawn.	Kharl.	Bandlia.	Bandhan.	Palhar.	Waluri.	Ordinary.	Kharl.	Ordinary.	Kharl.	Ordinary.	Kharl.		
Kali, II	...	36	40	64	40	48	29	18	72	76	36	64	Note.—Those in brackets, seldom or never occur.
Morand, I	...	32	38	56	38	42	26	16	64	68	32	56	...	...
Do. II	...	24	28	42	27	32	19	16	48	51	24	42	14	28	
Khardi gohari	...	16	19	27	18	21	as muta farkat.	...	32	34	16	26	...	...
Do. mutafarikat	32	33	8	16	8	16	
Bardi	10	11	(5)	(10)	5	10	
Retari	10	11	8	(16)	5	10	
Kachar	...	36	...	...	...	...	...	...	72	...	45	...	...	...

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District.

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
1	Undgaon	200.65	280 8 0	1 6 4	204.16	289 0 0	1 6 7	1	.74		<p>This is a very fine flat village on the Kanban, parallel to Sonagaon of the Waroda group. The river Kanhan which makes a circle round its northern apex has damaged a small block of land on the north-east; on the north-west it deposits alluvial soil, and there is a fine piece of kachar land here. The rest of the village is one perfectly flat plain of soil. This village is noted for its injari which is the chief crop. Lac comes next. This is always grown on the best land and then wheat. This village is a good one, and the tenants are a good substantial lot singularly free from debt. Of the total area, 13 per cent is occupied, and of the occupied area 93 per cent is cultivated.</p> <p>Mahal I.—Proprietor of this mahal is a Kunbi. 70 per cent of the mahal is Kali 2nd, and all but a few acres here are wheat land. There has been practically no enhancement here at all. The proprietor holds 18 per cent of the land. I propose 0.90. The lowness of present payments prevents my going higher, which would otherwise be perfectly fair.</p> <p>Mahal II.—Malnazar here is a Brahmin, who has purchased his half share from the proprietor of the other mahal. This share contains a larger cultivated area, but more of the poorer soil. The chief class in this mahal are the occupancy tenants, who pay at Settlement rates. I think 0.95 would be very suitable here having regard to present payments. The six area is insignificant.</p>
149	Occupancy cum-ordinary	147.80	224 8 0	1 8 3	430.25	767 8 0	1 9 1	3	.77		
	Ordinary	548.85	810 0 0	1 7 7	251.51	378 0 0	1 8 1	2	.88		
	All-round	897.30	1,315 0 0	1 7 5	945.92	1,434 0 0	1 8 3	4	.79		
	Occupancy cum-ordinary	686.65	1,034 8 0	1 7 9	741.76	1,145 8 0	1 8 8	4	.80		
	Mahal I				107.47	139 0 0	1 4 8	...	.62	
	Occupancy				179.45	296 0 0	1 10 5	...	.75	
	Ordinary				139.89	218 0 0	1 8 11	...	.74	
	All-round				426.81	653 0 0	1 8 5	...	.71	
	Occupancy cum-ordinary				319.34	514 0 0	1 9 9	...	.75	
	Mahal II				96.69	160 0 0	1 8 10	...	.89	
	Occupancy				310.80	471 8 0	1 8 3	...	.77	
	Ordinary				111.62	160 0 0	1 6 11	...	1.19		
	All-round				519.11	781 8 0	1 8 1	...	.86	
	Occupancy cum-ordinary				422.42	631 8 0	1 7 11	...	.85	

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settle- ment.	Incidence per soil unit.	Unit rate pro- posed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
5 — 150	Baori ... { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.57	0.80	Another very fine village, west of Aondhi and east of Gunthala of the Waroda group, which it resembles in the excellence and fatness of its soils, and also in the fact that it is a "mukta" property of the Bhonsla estate. Except in the vicinity of the Bhogra nala where there is morand 2nd, the soil is kal 2nd and morand 1st, 2nd and 64 per cent, respectively. All the land is wheat land and wheat covers 49 per cent of the cultivated area. Enhancements have been moderate, there are practically no arrears, and the tenants are a good lot. The fatness of the land is shown by the fact that only 18 acres are other than in nominal or favourable positions, but looking to the lower incidences on the protected tenants I would not go higher than 0.80.
		426.95	511 5 0	1 3 2	257.31	307 9 0	1 3 1				
		310.00	337 0 0	1 1 4	648.16	757 0 6	1 2 3	5	.59		
		528.70	589 8 0	1 1 10	375.64	565 4 0	1 8 1	35	.78		
		1,205.65	1,437 13 0	1 2 2	1,281.11	1,680 13 6	1 4 4	12	.64		
6 — 153	Karholi ... { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...	338.70	926 8 0	1 1 8	1,023.80	1,323 4 6	1 4 8	17	.66		
		41.43	40 0 0	0 15 5	...	...	...	...	...
		357.25	316 0 0	0 14 2	740.51	682 12 0	0 14 9	4	.54		
		471.25	418 0 0	0 14 2	132.53	182 0 0	1 6 0	55	.74		
		839.93	774 0 0	0 14 3	873.04	864 12 0	0 15 10	11	.57		
Mahal I	... { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...	828.50	724 0 0	0 14 2	873.04	864 12 0	0 15 10	11	.57	0.75	A fine village traversed by the Bhandara road; it lies just to the south of Aondhi. The soil is principally morand 1st and a good deal of kali 2nd is found. On the south in the vicinity of the Naguadi, the soil is morand 2nd and the ground is rather uneven. The tenants are nearly all Kurbis, a good average lot. Rents were initially low, and even after the enhancements effected on ordinary tenants are not high.
			
		...	...	...	316.69	291 12 0	0 14 9	...	.54
		...	...	...	95.74	139 0 0	1 7 3	...	.75
		...	...	...	412.43	430 12 0	1 0 8	...	.59
Mahal I	Occupancy cum-ordinary ...	...	...	...	412.43	430 12 0	1 0 8	...	.59
			

Mahal I.—The mahal is owned by the Mahomedans who hold Seoni in the Waroda group: they are not good landlords. Some arrears in this group are due to dispenes. The mahal has its fair share of good land, and wheat covers nearly 60 per cent of its area. I propose 0.75, a light rate for this village, but high enough in the face of the existing incidences.

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal	Name of village.	At last Settlement.			At present.			Increase per cent of present incidence over acreage of former Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
8 — 156	Asoli	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	—6	52	0.75	This is a small village on the Bhandara road. The Nag is crossed by a bridge here. The village is just west of Mahagaon, 6 miles from Nagpur: and the situation is thus very favourable. The malguzar is a spendthrift Brahmin, whose wife has attached the village for her maintenance. The soil is morand 1st, for the major part, but the surface of the land is somewhat uneven, and the Nag river and a tributary nala have done some damage. The land is all wheat land, and 55 per cent is under wheat. The village may thus be called a good one. In spite of the low rents, however, the villagers are rather below the standard of this tract, and I would not go higher than 0.75.
		327-00	292 0 0	0 14 3	268-00	224 0 0	0 13 4				
		223-80	229 0 0	1 0 4	180-76	206 4 0	1 2 3	12	69		
		87-65	68 0 0	0 12 5	273-07	280 0 0	1 0 5	32	62		
		638-45	589 0 0	0 14 9	722-82	710 4 0	0 15 9	7	60		
		311-45	297 0 0	0 15 3	438-83	486 4 0	1 1 2	13	65		
9 — 172	Dighori	Acres.	Rs. a. p.	Rs. a. p.	611-97	645 0 0	1 0 11	.....	71	Ryoti 0.90 Sir 1.00	A large and populous village, situated to the south of Karholi and Mahagaon. It is owned by Ganpat Rao Ghatate. The greater portion of the soil is morand 1st, and all the land can bear wheat, 50 per cent being under that crop. There are 250 acres of sir land, i. e., 11 per cent of the occupied area. There are many exceedingly substantial tenants, but with a malguzar like the Ghatate it is difficult for them to keep out of debt. The Nagnadi crosses the north-west corner of the village, and there is some "Waburi" land in its vicinity and near one of its tributary nalas. The lands on the east and south-east are exceedingly flat, but some of these on the south-west slope slightly southwards. There are some rental arrears shown which are due to crops being seized for other debts by the Ghatate. The road from Nagpur to Kuli passes through the village, and the Bhandara road is close by. There is no reason whatever for rental arrears, as rents are uniformly light. Looking at the payments of absolute occupancy and occupancy tenants and the small amount by which they have risen, I propose 0.90. For sir land some of which has let well, I recommend 1.00
		648-55	686 0 0	1 0 11			1 0 11		71		
		440-05	444 0 0	1 0 2	583-54	672 0 0	1 2 5	14	75		
		607-50	540 0 0	0 14 3	492-65	619 0 0	1 4 1	42	79		
		1,696-10	1,670 0 0	0 15 9	1,688-16	1,937 0 0	1 2 4	16	74		
		1,047-55	984 0 0	0 15 0	1,076-19	1,291 0 0	1 3 2	28	77		

This is a large village situated south of Dighori, on both sides (north and south) of the Dhuriya nala (locally known as the Snkhwasi). On the north the prevailing soil is morand 1st, with some kali 2nd. Again on the south some kali 2nd is found. On the east the only part of the village where the land is uneven, there is some morand 2nd and a little also on the south. The proprietor of the village is Ahilaji Ahir Rao, and the Court of Wards are managing. All sir rights have lapsed, the village though large is rather below standard, and tenants, except outsiders, are not a good lot. A lot of land has been allowed to be fallow, and there are some trifling arrears. The state of the village seems to be a legacy of the proprietors own management. The lands are good, and with better management the village should improve. The large area of ordinary tenants is abnormal; the decline in absolute occupancy area is due to lands being left heirless and not to abandonment. 0.95 will suffice for this village.

A very good village lying just to the north of the Dhuriya stream which joins the Puriya further on. The land is uniformly flat and all capable of bearing wheat. 87 per cent of it is morand 1st, much of which is very near akin to kali 2nd and the balance is morand 2nd which is found near a nala which flows into the Dhuriya. About 60 per cent of the cultivated area is under wheat. Half the village is owned by Ramkrishen Phri, the large landed Gosain, and half by Rajputa. The tenants are a good lot and pay low rents. 32 per cent of the occupied area is sir. I propose 0.90 which will give a 39 per cent enhancement on the assets of last Settlement.

Another large and fine village to the west of Palsori, and situated in an exactly similar tract. The same Dhuriya nala passes through it. Dighori lies to its north, and the village is only about 5 miles from Nagpur. Kali 2nd, morand 1st and morand 2nd, in about equal proportions make up the cultivated area. The kali 2nd is found in a beautifully flat belt to the south of the Dhuriya. South of this belt is morand 2nd again. North of the nala morand 1st and 2nd are found. Wheat covers exactly 52 per cent of the cultivated area. The houses in the village present a well-to-do appearance, but there have been destructive fires in the village several times, and the cultivators are rather an average lot. The malguzar is a Brahmin minor, and his khandar is an exceedingly unreliable man. As in Palsori the tenants have left an undue amount of fallow in their holdings. Many of them suffered from hail last year. Assets have increased here by 26 per cent, and the all-round rent-rate 27 per cent. The occupied area has increased by a little. I consider under all the circumstances that 0.85 will be high enough for this village.

10 160	Palsori	Absolute occupancy ... Occupancy ... Ordinary	385.90	401 0 0	1 0 8	274.50	309 0 0	1 2 0	1 5 4	8	86
			249.35	350 0 0	1 6 5	177.94	237 8 0	1 5 4	1 5 4	5	87
			345.75	420 0 0	1 3 5	736.98	1,026 8 0	1 7 7	1 7 7	21	96
			980.90	1,171 0 0	1 3 1	1,189.43	1,632 8 0	1 6 0	1 6 0	15	93
			595.10	770 0 0	1 4 8	914.92	1,323 8 0	1 7 2	1 7 2	12	94
11 161	Pandarkaora	Absolute occupancy ... Occupancy ... Ordinary	.....	.....	.....	.....	.....	.....	.....	.....	.....
			135.20	134 0 0	0 15 10	397.79	449 8 0	1 2 1	1 2 1	14	75
			587.10	617 0 0	1 0 10	157.51	209 0 0	1 5 3	1 5 3	26	74
			722.30	751 0 0	1 0 8	555.30	658 8 0	1 3 0	1 3 0	14	75
			722.30	751 0 0	1 0 8	555.30	658 8 0	1 3 0	1 3 0	14	75
12 110	Kheri	Absolute occupancy ... Occupancy ... Ordinary	555.96	624 0 0	1 1 11	424.03	475 0 0	1 1 11	1 1 11	.....	72
			99.09	80 0 0	0 12 11	309.25	380 0 0	1 3 8	1 3 8	52	84
			608.67	560 0 0	0 14 9	614.13	850 0 0	1 6 2	1 6 2	50	92
			1,263.72	1,264 0 0	1 0 0	1,347.41	1,705 0 0	1 4 3	1 4 3	27	84
			707.76	640 0 0	0 14 6	923.38	1,230 0 0	1 5 4	1 5 4	47	90

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
13 — 162	Umargaon { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...	294.12 24.25 162.60 480.97 186.85	309 0 0 56 0 0 193 0 0 558 0 0 249 0 0	1 0 10 2 4 11 1 3 0 1 2 7 1 5 4	239.87 75.37 158.04 473.28 233.41	207 0 0 124 0 0 158 0 0 489 0 0 282 0 0	0 13 9 1 10 3 1 0 0 1 0 6 1 3 4	—18 —29 —16 —11 —9	·70 1.24 ·76 ·81 ·92	Ryoti 0-90 Sir 1-00	This village is owned by Kunbi proprietors: it lies to the south of Kheri and west of Pandhri and like that village lies on the Dhuriya nala which takes its drainage. The fields on the south-east contain very fair morand 1st soil, and the rest of the soil of the whole eastern block is excellent morand 2nd. The morand 2nd just north of the village and in the western half is not so good, and the western portion is more sloping and uneven, and consequently much cut up. The metalled road to Umner passes through the western portion of the village. The village site presents an average appearance. The tenants are not a very good lot and suffered a good deal from hail last year. A few well-to-do men among their number. Rent-rate has declined. The malguzars cultivate 33 per cent and have not much influence. Decline of rent-rate is not unusual, when malguzars chiefly look to their own cultivation. Assets have declined in consequence by 8 per cent. I would propose at least 1-00, but for the fact that the village is not a first-rate one, and I would not go higher than 0-90. The occupancy incidence is on a small area. The sir land should pay at 1-00.
14 — 392	Adali { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...	148.06 354.37 502.43 354.37	138 0 0 272 0 0 410 0 0 272 0 0	0 14 10 0 12 3 0 13 0 0 12 3	62.21 175.67 333.19 571.07 508.86	51 0 0 153 0 0 378 0 0 582 0 0 531 0 0	0 13 1 0 13 11 1 2 2 1 0 4 1 0 8	—7 48 26 27	·51 ·76 ·82 ·76 ·80	0.85	Lies just west of Umargaon, and on the same Dhuriya nala: the east of this village like the west of Umargaon which it adjoins, is uneven and cut up by small nalas. The northern portion is flatter on the Vihirgaon border. The western half of the village lands is much more level and contains good morand 1st soil. Though morand 2nd is the prevailing soil, wheat here covers 62 per cent of the total cultivation. The village presents a fairly good appearance. Some heavy debt here is directly traceable to high interest and extravagance. Malguzars are two Kallar widows, and tenants mostly Kunbis. The decrease in the absolute occupancy area is due to one tenant having died without heirs, and one tenant having been entered who never cultivated land in the village at all. No land was abandoned. Sir land here is 16 per cent. I propose 0-85.

This formed part of Kapsi, under the name "Zamin Kapsi," but it has been declared a village by the Chief Commissioner now, and it is quite separate from Kapsi Buzurg, being owned by Ganpat Rao Gharate and assessed quite separately to revenue. The assessment was higher than the assets, for the Phonsla managed to establish a title to 200 acres of land here, which he holds musli. This successful claim reduced the malguzari assets, but no reduction was made in the revenue. This explains the enhancement of rents effected in the past. The lands here are flat, but the soil is not of such good quality as the other Kapsi, and the tenants are not such a good lot. The large ordinary payment requires some reduction. There is no enhancement of revenue possible in this village, and the malguzar's assent to reduction of the ordinary rent can be easily obtained by our declining to alter the rents of protected tenants, even where too low and leaving the present assessment. The village is on the main road about 4 miles only from Nagpur, and I should have no hesitation in levelling up to 1-10. There is no sir land at all.

This village lies to the north of Kapsi: the village lands are rich to the south where the Nag river forms the south west boundary, the northern half of the lands is situated on a slight slope from the higher ground of Sirpur, and though also good, is morand 2nd. The history of the village is something similar to that of Bhanawada in the Waroda group. Balwant Rao Karmarkar who managed the village (but who really took all the profits), on behalf of Govind Rao Pleader's three sons, bought out 200 acres of malik-makhuza land, and had a large area written down in his wife's and son's names, turning the real tenants into sub-tenants. I have induced Balwant Rao's son to restore the village to Govind Rao's sons, the rightful owners, and recorded the ryoti land in the rightful cultivators' names, and all that Balwant Rao's sons will retain are the 200 acres of malik-makhuza land. The ruthless way in which tenants were dealt with is illustrated best by the very small occupancy area, and by the fact that there are only 21 houses in the village now as against 61 at last Settlement. The suit incidences are also self-explanatory, though in the light of the situation of the village near Nagpur and its soil, they are not so out of the way as might seem at first sight. It was not so much the actual enhancements as the money-lending dealings followed by harsh treatment, which have reduced the village. Among the highest rent-payers now are some rich cultivators of Kapsi, but the old tenants have nearly all gone. The present lot are a better set, and while making a few reductions here and there, there will not be the least risk in levelling up to 0-90. The single occupancy tenant is a well-born Mabratta lady, who was too strong to be molested by Balwant Rao, and has earned occupancy rights. She can pay a fair rent. I propose therefore 0-90. All Balwant Rao's malik-makhuza land is sublet for substantial sums, and tenants should pay well on it.

Kapsi (Khurd.)	(Absolute occupancy ... Occupancy ... Ordinary ...)	13-57	24 0 0	1 12 4	14-23	24 0 0	1 0 11	—5	1-38
		...	...	...	199-23	259 0 0	1 4 10	...	-93
		200-74	227 0 0	1 2 1	35-39	126 0 0	3 9 0	215	2-98
		214-31	251 0 0	1 2 1	243-85	409 0 0	1 10 4	40	1-20
Dhargson	(Absolute occupancy ... Occupancy ... Ordinary ...)	200-71	227 0 0	1 2 1	234-62	345 0 0	1 10 3	45	1-28
	
		121-65	132 0 0	1 1 4	35-50	34 0 0	0 15 4	—11	60
		259-85	285 1 0	1 1 7	393-67	9-8 0 0	2 5 8	114	1-64
Occupancy cum-ordinary	(All-round ...)	381-50	417 1 0	1 1 6	429-17	562 0 0	2 3 10	105	1-55
	
		381-50	417 1 0	1 1 6	429-17	562 0 0	2 3 10	105	1-55
	

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
22 — 152	Lihigaon (Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy cum-ordinary ...	Acres. 345.35 105.05 421.10 871.50 526.15	Rs a. p. 319 0 0 107 0 0 469 8 0 895 8 0 576 8 0	Rs a. p. 0 14 9 1 0 3 1 1 10 1 0 5 1 1 6	Acres. 202.77 259.25 379.45 841.47 638.70	Rs. a. p. 202 0 0 350 8 0 421 0 0 973 8 0 771 8 0	Rs. a. p. 0 15 11 1 5 8 1 1 9 1 2 6 1 3 4	7 33 12 10	.78 1.03 .86 .89 .93	Ryot: 0.95 Sir 1.05	This village is owned by a well-to-do Brahmin; is situated just west of Aondhi and south of Gada; the dead level of the villages to the east here gives place to some slightly rising ground and the soil is not quite of such good quality as in Aondhi. Just south of the village site is a good flat piece of land, and here we have morand 1st. Morand 2nd largely prevails. The village is a good one and contains good average cultivators, but there are some of them who neglect their fields. Enhancement since Settlement has been very moderate. There are no rental arrears, and the village is well situated near the roads to Kamptee and Nagpur. 0.95 is the rate I would recommend. It is amply justified by the payments of the occupancy tenants. For sir land which is good and occupies 19 per cent, I recommend 1.05.
23 — 144	Sirpur (Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy cum-ordinary ...	185.80 190.85 358.30 734.95 549.15	201 4 0 205 0 0 400 0 0 806 4 0 605 0 0	1 1 4 1 1 2 1 1 10 1 1 6 1 1 8	151.55 332.15 315.21 798.91 647.36	168 0 0 434 8 0 414 0 0 1,016 8 0 848 8 0	1 1 8 1 4 11 1 5 0 1 4 4 1 4 11	2 22 13 16 18	.87 .98 1.18 1.03 1.07	0.95 (Sanctd. 1.00)	This village lies to the north-west of Lihigaon, and the rise which was noticeable there is more marked here. The village is situated on the top of a low ridge of land which marks the watershed between the Kanhan and the Nag rivers, but it must not be thought that it is at all a stony ridge, it is only noticeable at all in the exceptional flatness of the tract: the soil on this is morand 2nd and all is capable of bearing wheat; two or three nakas have done some damage, but there are also flat fields near the village containing fair morand 1st. The cultivators are not a very good lot, but much of their poverty is traceable to extravagance in weddings. There are some rental arrears. A sister of Mukund Halkrishna Buli is the malguzarin. Looking to all the circumstances of the village and its slightly high-lying situation, I think 0.95 will suffice for it. The increase in assets since Settlement has been 20 per cent. Sir land is inconsiderable.

STATEMENT C.—Nagpur Group No. (II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
27 — 140	Punapur, Mahal I. { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...	64.55 79.15 113.90 257.60 193.05	95 0 0 154 0 0 192 0 0 441 0 0 346 0 0	1 7 6 1 15 2 1 11 0 1 11 5 1 12 8	52.12 81.08 78.45 211.65 159.53	50 0 0 182 0 0 209 0 0 441 0 0 391 0 0	0 15 4 2 3 11 2 10 8 2 1 14 2 7 3	—35 15 58 22 37	52 1.37 1.30 1.13 1.33	Ryoti 1.00 Sir 1.30	This village is also held in two separate estates since Settlement. Mahal I is situated exactly parallel to Powari on the south bank of the Nag river, and contains very similar land chiefly khar and morand 1st of good quality. The owner is the same Janki Bai who owns Powari, and there have been considerable enhancements here since last Settlement. The occupancy and ordinary rents being a little high, while the absolute occupancy holdings which belong to old native officers of the native army pay very low. These can be raised up as much as can reasonably be borne <i>per saltum</i> , and for the mahal as a whole, 1.00 to level up to would be fair. For sir land which lets well, 1.30 is recommended. The mal-guzar's agent here treats the tenants badly, and some of them are not well off. Rents in this mahal are much lower than in the next mahal, to which I refer below.
	Punapur, Mahal II. { Absolute occupancy... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...	239.90 ... 42.90 282.80 42.90	942 0 0 ... 175 0 0 1,117 0 0 175 0 0	3 14 9 ... 4 1 3 3 15 0 4 1 3	91.08 78.47 121.02 290.57 199.49	402 0 0 255 0 0 465 0 0 1,122 0 0 720 0 0	4 6 7 3 3 11 3 13 6 3 13 9 3 9 9	13 ... —6 —2 —10	2.56 2.38 2.39 2.44 2.38	1.00 (Sanctd. 1.25)	This mahal is the old "Parade Punapur" where the native cavalry were quartered and exercised before last Settlement, owing to the fact that it was highly manured and so near Nagpur, there was a great demand for it, and these high rents came to be paid. But the tenants trusted too long to the manure and have never replenished it, and so have great difficulty in paying their rents which are of course abnormally high. A good deal of the land is morand 1st, and though flat and even still productive, it cannot bear these rents: hence the absolute occupancy area has so largely declined, while the occupancy area is small, both these rates being lower than the absolute occupancy rate. Relief is needed: although arrears are not large, there is a great deal of debt. I will only level up to 1.00, and make some reductions and adjustments.

A very fine village enclosed between the Pili and Nag rivers, which join just outside the eastern boundary of the village. It has been sold and is held by Marwari proprietors half, and by a cousin of Gunpat Rao Ghatate half. Perfect partition has taken place. The soil here is very fine, but both sets of proprietors being money-lenders, tenants are mostly in debt.

Mahal I.—This is owned by six Marwaris. One-third of the soil is kati 2nd, and two-thirds morand 1st. Wheat, linseed and lac are the chief crops. A small portion of the land is cut up by a nala flowing into the Peli and by the Peli itself, the rest is all flat. The ordinary tenants are only paying at the Settlement rates, and the occupancy at the rates they paid at as ordinary tenants. The absolute occupancy payments have not changed. I do not think the tenants are as good a set as they should be with such land and such low rents, and I do not propose a rate higher than 0.95, and for sir which lets at a very high rate 1.10.

This mahal belongs to Govind Sono Ghatate, and is managed by his cousin Ganpat Rao: the soil is almost equally kati 2nd and morand 1st, and is nearly all flat except on the Nag river. Wheat, lac and linseed are here also the chief crops. The rents paid by the protected tenants seem high enough: here too I would adopt 0.95 for tenants and 1.10 for sir.

A very fine village on the old Nagpur-Kamptee road, and crossed by the Bengal-Nagpur Railway. It is just about half way between Nagpur and Kamptee. The Pili river and two good sized nalas flow through the village. There have been several changes of proprietors here, none of them being able to manage the turbulent tenants led by a family of Bela Kunbis, whose large indebtedness is due to the constant false litigation they have carried on. The soil is very fine here, just north of Bharatwada and the surface quite flat except just along the Ranala and Bhilgaon borders to the north. There are many very substantial tenants here and it would be false consideration to deal gently with the tenants who have wasted their substance in quarrels and litigation of the falsest description. Indeed it would be the saving of the village if this turbulent element were eliminated. The situation and soil of the village is all that could be desired, and I propose the rate of 1.15, consideration being shown to occupancy tenants where this seems necessary. The same rate will do for sir and khudkash, which is 26 per cent of the cultivated area and some of which has been sublet at a high rate.

Bharatwara	Absolute occupancy Occupancy Ordinary	75-70	131 0 0	1 11 8	62-97	93 0 0	1 7 8	14	79
		22-85	24 0 0	1 0 10	160-28	233 8 0	1 13 4	68	94
		336-80	606 0 0	1 8 5	261-42	400 0 0	1 8 6	...	88
		495-35	761 0 0	1 8 7	484-67	776 8 0	1 9 8	4	89
Mahal I	Absolute occupancy Occupancy Ordinary	419-65	630 0 0	1 8 0	421-70	683 8 0	1 9 11	8	90
		...	...	...	52-24	73 0 0	1 6 4	...	73
		...	...	...	86-68	128 0 0	1 7 8	...	82
		...	...	...	140-52	212 0 0	1 8 2	...	86
Mahal II	Absolute occupancy Occupancy Ordinary	...	...	...	279-44	413 0 0	1 7 8	...	82
		...	...	...	227-20	340 0 0	1 7 11	...	84
		...	...	...	10-73	20 0 0	1 13 10	...	118
		...	...	...	73-60	155 8 0	2 1 9	...	104
Karamus	Absolute occupancy Occupancy Ordinary	...	...	...	120-90	188 0 0	1 8 10	...	91
		...	...	...	205-23	363 8 0	1 12 4	...	97
		...	...	...	194-50	343 8 0	1 12 3	...	96
		504-70	756 0 0	1 7 11	473-11	709 0 0	1 8 0	...	103
Karamus	Absolute occupancy Occupancy Ordinary	...	...	...	160-33	210 7 0	1 5 0	...	78
		431-29	550 0 0	1 4 5	74-02	146 0 0	1 15 7	55	119
		935-44	1,306 0 0	1 6 5	707-46	1,065 7 0	1 8 1	7	99
		431-29	550 0 0	1 4 5	234-35	336 7 0	1 8 4	19	91

Ryoti 0.95
Sir 1.10

Ryoti 0.95
Sir 1.10

1.15

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahals.	Name of village.	At last Settlement.			At present.			Increase per cent of present area, incidence over that of former Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
30	Ranala	264.22	256 0 0	0 15 6	273.97	249 0 0	0 14 6	—6	48	Byrdi 0.90 Sir 1.25	This is certainly a good village, the soil is entirely of the morand classes morand 1st prevailing. This soil occupies the east and north, morand 2nd being on the western and south-western sides. Very little damage is caused here by mals, there is only one near the village site, but some of the fields are on a slight slope. The village is on the borders of Kamptee and Yerkhara, and the Railway and old Kamptee road pass through it. The tenants are of all castes and the malguzar is a Barhai widow. Wheat covers over 50 per cent of the area. The tenants are generally speaking a good lot. It is impossible to get a rate here to suit all classes. Assets have increased with the rate to a similar extent, the occupancy tenants are by far the most important class, and I will base my rate on their incidence and propose 0.90. The absolute occupancy tenants will be put up to a reasonable figure. Sir land exceeds 100 acres, and I would value it at 1.25.
391		522.95	530 0 0	1 0 3	567.97	982 0 0	1 4 5	26	81		
		201.40	215 0 0	1 1 1	167.11	235 0 0	1 11 5	60	1.76		
		58.57	1,001 0 0	1 0 2	1,208.05	1,517 0 0	1 4 0	24	79		
	Occupancy cum-ordinary	724.35	745 0 0	1 0 5	935.05	1,258 0 0	1 5 8	32	92		
31	Anjni (Buzurg)	455.13	985 0 0	2 2 8	377.15	822 0 0	2 2 10	...	1.43	1.25	A large and flourishing village adjoining the Cantonment of Kamptee. Population 9.19. The majority of the tenants seem prosperous and contented. The irrigated area and the number of irrigation wells, since last Settlement have increased somewhat, and a good many orange gardens have been recently started. Malguzars are half Ganpat Rao Ghatate and half Karain Sakharan, a Brahmin of Nagpur. Across the central portion of the village is morand 1st soil but near the village site the land is undulating and here and in the neighbourhood of the Lendi and Susarwagri mals which flow through the north and south of the village lands respectively. The soil is morand 2nd and khardi. The proximity to Kamptee has raised now and raised in the past the demand for land, and hence the exceedingly high rents which are paid here. The decline in assets here is due to over 100 acres of land having been acquired by Government for the Cantonments. Wheat here gives place to juar and covers only 20 per cent of the wheat area: about 13 + 27 cent of the cultivated area is
146		97.09	159 0 0	1 10 0	229.89	495 0 0	2 2 5	32	1.48		
		266.81	554 0 0	2 1 3	112.82	329 0 0	2 14 8	40	2.10		
		819.63	1,698 0 0	2 1 2	719.86	1,646 0 0	2 4 7	10	1.55		
	Occupancy cum-ordinary	364.50	713 0 0	1 15 4	342.71	824 0 0	2 6 5	23	1.68		

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal	Name of village.	At last Settlement.			At present.			Increase per cent of present incidence over that of former settle- ment.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
32 — 118	Birbina ... { Absolute occupancy Occupancy Ordinary All-round Occupancy sum -ordinary	24.75 10.45 80.95 116.15 91.40	33 0 0 10 0 0 139 0 0 182 0 0 149 0 0	1 5 4 0 15 4 1 11 6 1 9 1 1 10 1	30.54 111.36 39.11 173.01 142.47	33 0 0 196 0 0 12 0 0 241 0 0 208 0 0	1 1 3 1 12 2 0 6 2 1 6 3 1 7 4	—19 84 —78 —11 —11	7.76 1.05 2.20 1.22 1.08	1.25	This village is quite unique of its kind : it is almost an island being on a small narrow spit of land just at the junction of the Kollar, Kanhan and the Pench. The only soils are kachar and referti . Beyond a small strip of alluvial land on the bank of the Kollar, there is no valuable agricultural land. There are a few huts inhabited by Dhimars, and agriculture is secondary of importance for such of the tenants as are Dhimars follow their fisherman's calling in preference to agriculture, while those of the other castes who own the land near the junction of the two rivers find brick-making the more congenial pursuit. This accounts for the extraordinary incidence on the two absolute occupancy tenants, one of whom is a Kumbhar. The chief crops are juar, miscellaneous crops and garden produce and good vegetables are raised on the irrigated kachar. The sums paid by sub-tenants will be a guide here to the rents which should be paid. The occupancy tenants have really not been raised much and are paying much about what they paid at last Settlement as ordinary tenants, but I would only propose 1.25 with leave to exceed it when it is plainly shown by sub-tenants rents that it can be safely exceeded. The village is mokasa of the Bhonala estate.
34 — 112	Waregaon ... { Absolute occupancy Occupancy Ordinary All-round Occupancy sum -ordinary	201.00 347.98 504.27 1,053.25 862.25	316 0 0 438 0 0 333 0 0 1,087 0 0 771 0 0	1 9 2 1 4 2 0 10 7 1 0 6 0 14 6	182.18 641.01 451.24 1,274.43 1,092.25	257 0 0 479 0 0 576 0 0 1,312 0 0 1,055 0 0	1 6 7 0 11 11 1 4 5 1 0 6 0 15 5	—10 —41 93 ... 6	2.88 —83 2.27 1.13 1.27	1.15	A large mahta village of the Bhonala estate ; it is the extreme north-western village of the group, and is situated on the Kollar river. It contains some low hills extending from Suradevi of the Hingna pargana, and its surface is very uneven and cut up by streams flowing into the Kollar. The village is situated just west of Kamptee, on the metalled road to Chhindwara, and here also is the same extraordinary demand for land noticeable in some of the villages near Kamptee. The cultivated area is only about half the total area and of this even 23 per

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present incidence over that of former Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
38 109	Bhilgaon { Absolute occupancy ... Occupancy ... { Ordinary ... All-round ... Occupancy cum-ordinary ...	Acres. 352-37 201-60 453-97 1,007-94 655-57	Rs. a. p. 284 0 0 176 0 0 369 8 0 849 8 0 565 8 0	Rs. a. p. 0 12 11 0 13 11 0 13 8 0 13 5 0 13 10	Acres. 256-92 479-75 223-07 959-74 702-62	Rs. a. p. 184 0 0 486 0 0 313 8 0 983 8 0 739 8 0	Rs. a. p. 0 11 4 1 0 3 1 6 5 1 0 4 1 2 2	-12 17 64 22 31	-52 -62 -96 -67 -72	Ryoti 0-80 Sir 0-95	A good sized village about 4 miles from Kamptee on the Nagpur-Kamptee road. The lands are exceedingly flat and the soil good, except on the extreme south where it is a good deal cut up by a stream which flows into the Pili nadi. The malguzars are young up-country Telis, and the tenants are chiefly Telis and Kunbia. Some of them are in debt due to litigation, but taken all round the village seems a good one and its position on level land is excellent. Rents are very low for this part of the country, but 0-80 is the highest rate, that I would propose. For sir land here 14 per cent of the occupied area 0-95 will be a fair rate.
39 108	Wanjra { Absolute occupancy ... Occupancy ... { Ordinary ... All-round ... Occupancy cum-ordinary ...	111-60 202-50 351-19 665-29 553-69	140 0 0 222 0 0 521 8 0 883 8 0 743 8 0	1 4 1 1 1 6 1 7 9 1 6 3 1 5 6	108-04 439-62 184-13 731-79 623-75	140 0 0 599 12 0 262 0 0 1,001 12 0 861 12 0	1 4 9 1 5 10 1 6 9 1 5 11 1 6 1	3 25 -4 -3 3	1-24 1-03 1-14 1-08 1-03	1-15	This village is a resumed "mohass" held by a Brahmin widow. The appearance of the village is good and the tenants seem a good lot. The village is situated on the Nagpur-Kamptee road just at the point where the Peli river (which forms its southern boundary) is crossed by the bridge. The land is generally flat except where it slopes to the Pili in the south and near a nala at the north. The strip of land near the village consists chiefly of good morand lat soil, and the bulk of the lands are morand 2nd of good quality. Wheat covers 40 per cent of the cultivated area, and another 35 per cent is under oil-seeds. There have been no enhancements in the past, and looking to the present condition of the village and its favorable situation, I would propose 1-15. The occupancy rate merely results from the inclusion of last Settlement ordinary land in the occupancy class, and the enhancement is practically nominal.

This village is just south of Wanji, the Nagpur side of the Pili, the bank of the river is lower, and these lands are low-lying and the soil excellent. A block of kali, 2nd and a considerable area of morand 1st, which is hardly inferior to kali. There is however poorer cultivation and less prosperity than in Wanji just across the river. The village houses are liable to be washed away in bad floods and the local tenants are a poor lot. The poorer style of cultivation and the condition of the tenants being below the standard of their lands is accounted for by the fact, that the tenants are all Mahattas. 18 per cent of the occupied area is old fallow. The proprietors also are Mahattas and are well-to-do and hold 38 per cent of the land as sir all of old rate. Rents were initially far too high at last Settlement, and I consider 1.00 for tenants with 1.20 for sir will be good and appropriate rates here.

This village is just west of Wanji, 2 miles from Nagpur and the Pili river forms its northern boundary, the land along it being of the same good quality as in Wanji, to the south the soil is poorer, but still good 2nd class morand; the surface is level. The Kamptee road just crosses the southern portion of the village. Rents are not all high for the locality, and the tenants would be a good lot, but for the fact that some of their number have suffered from destructive fires in the village which put some of them in arrears with their rents. These have however been recovered with compound interest by the proprietors.

Mahal I.—This mahal is owned by Trimbak Rao, Pleader, and it contains a larger proportion of good soils than the other mahal: a rather large area is devoted to lac: wheat occupying 41 per cent. I propose 1.00 as there has been no enhancement since Settlement.

Mahal II.—This mahal is owned by the same proprietors as in Wanji. The land is of good quality, and over 60 per cent is under wheat. There is no reason for adopting a rate different to that in the other mahal. I propose 1.00.

Wanji	{ Absolute occupancy ... Occupancy ... Ordinary	87-20	150 4 0	1 11 7	74-49	135 4 0	1 13 1	5	1.83
		22-25	54 0 0	2 6 10	106-18	184 0 0	1 11 9	-29	1.32
		79-30	149 0 0	1 14 1	21-77	15 0 0	0 11 0	-63	.58
		188-75	353 4 0	1 13 11	202-44	334 4 0	1 10 5	-12	1.25
Nari	{ Absolute occupancy ... Occupancy ... Ordinary	101-55	203 0 0	2 0 0	127-95	199 0 0	1 8 11	-22	1.20
		301-47	473 0 0	1 9 1	312-20	471 0 0	1 8 2	-4	.92
		211-34	294 0 0	1 6 3	369-65	516 0 0	1 6 4	...	.81
		200-50	269 0 0	1 5 6	90-82	116 0 0	1 4 5	-5	1.07
Mahal I	{ Absolute occupancy ... Occupancy ... Ordinary	713-31	1,036 0 0	1 7 3	772-67	1,103 0 0	1 6 11	-1	.89
		411-84	563 0 0	1 5 10	460-47	632 0 0	1 6 0	1	.87
		...	...	...	168-39	260 0 0	1 8 8	...	.83
		...	...	...	146-04	224 0 0	1 8 6	...	.90
Mahal II	{ Absolute occupancy ... Occupancy ... Ordinary	...	...	...	62-89	79 0 0	1 4 1	...	.95
		...	...	...	377-32	563 0 0	1 7 10	...	.87
		...	...	...	208-93	303 0 0	1 7 2	...	.91
		...	...	...	143-81	211 0 0	1 7 6	...	1.06
Occupancy cwm-ordinary	{ Absolute occupancy ... Occupancy ... Ordinary	...	...	...	223-61	292 0 0	1 4 11	...	.79
		...	...	...	27-93	37 0 0	1 5 2	...	1.45
		...	...	...	395-35	540 0 0	1 5 10	...	.91
		...	...	...	251-54	329 0 0	1 4 11	...	.83

STATEMENT C.—Nagpur Group (No II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present			Increase per cent of present acreage incidence over that of last Settle- ment.	Incidence per soil unit.	Unit-rate proposed and sanc- tioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
42 — 102	Mankapur (Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...)	Area. 47-89 53-73 77-91 179-53 131-64	Rs. a. p. 51 0 0 57 0 0 77 0 0 185 0 0 134 0 0	Rs. a. p. 1 1 0 1 1 0 0 15 10 1 0 6 1 0 3	Acres. 33-15 126-34 46-98 206-47 173-32	Rs. a. p. 29 0 0 128 0 0 71 0 0 228 0 0 199 0 0	Rs. a. p. 0 14 0 1 0 3 1 8 2 1 1 8 1 2 4	—13 —4 53 7 13	75 1-32 1-84 1-31 1-47	1-10	Held mukhtia by the Bhousla estate. The vil- lage is <i>rizki</i> , but for 2 Kotwar's huts: it is situ- ated on the Chhindwara road just to the north of the Lunatic Asylum, the lands are uneven being sloping and cut up as the ground slopes down to the Pih river. The soil is nearly all morand 2nd, half of which is subject to defects of position, and a good deal of khardi is found. The cultivators who hail from Indura leave a lot of the land waste for their cattle, and no less than 28 per cent of the occupied area is waste or old fallow. This accounts for the incidences being so high as compared with the acreage rates. Though the cultivators deny selling grass, I have no doubt that they do sell it and do not keep it all for their cattle. In proposing 1-10 therefore I am proposing a moderate rate, and while giving some drawback to absolute occu- pancy tenants will only level up a few payments among occupancy tenants—the chief class. Some allowance must be made for old fallow as a reason for not reducing high payments.
43 — 126	Sonpur Heti (Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...)	Area. 59-94 26-00 65-06 151-00 91-06	Rs. a. p. 28 0 0 7 0 0 8 0 0 43 0 0 15 0 0	Rs. a. p. 0 7 6 0 4 4 0 2 0 0 4 7 0 2 8	Acres. 60-40 79-57 12-83 152-80 92-40	Rs. a. p. 29 0 0 44 0 0 4 8 0 77 8 0 48 8 0	Rs. a. p. 0 7 8 0 8 10 0 5 7 0 8 1 0 8 5	2 104 189 76 216	1-26 1-45 2-40 1-40 1-50	1-25 (Sanctd. 1-30)	This village (a <i>rizki</i> one) has been purchased by Seth Kastur Chaud of Kamptee: the tenants are all of Takli, which also belongs to him. Most of the area of the village is <i>khazul</i> , but the figures in this Statement relate only to the maluzari area. The lands consist entirely of khardi and bardi, a will be readily understood when it is explained that the village is situated on the high- lying and sloping land which stretch down to the Pih river north of the Police lines and the Lunatic Asylum lands. There are 63 acres of khardi gohari, of which 21 are under wheat. The best soil in the village is khardi gohari. As much as 40 per cent of the occupied area is waste, and it is this which makes the incidence look so high when compared with the acreage rate. The cul- tivators get (most certainly) some profit from grass and some allowance must be made for this in fixing rents. I recommend 1-25, the land classification being exceedingly liberal.

Malguzars as in Nagpur, (which see).—
These figures relate only to the malguzari area. The nazul area of this village contains the Lonsatic Asylum and its lands, the Fakli Civil station, and the subn known as Ganpat Rao's Chawani. The malguzari area lies in a narrow circular strip round the Fakli race-course, and has all been classified as morand 2nd, as much it is of good quality. Linseed is the chief crop, and then wheat.
The rents of the protected tenants will clearly bear some enhancement. The absolute occupancy rise is merely due to the tenant of one of the lower rented holdings having died without heirs. There has been no increase in the rents paid on the existing holdings. From the position of these lands and the rents paid by ordinary tenants who are quite able to look after themselves, I have no hesitation in recommending 1:20.

A small village to the north of Bhankhera on the Kampee road, the Bengal-Nagpur Railway workshops are situated here. Two small naals which drain the Sadar bazar and Residency hill pass through the village lands. The soil is nearly all morand of the 2nd class. There are 7 irrigation wells, and 8 per cent of the total area is irrigated. After deduction of this garden land and the mufarkat area, there are 96 acres of wheat land cultivated, of which 40 acres or 41 per cent are under wheat.

The malguzar is Ghazaffar Hussien, referred to in the notes against Balra (No. 64), and the tenants consist chiefly of well-to-do persons, who hold land to a large extent and are in prosperous business. There are a few of the poorer style of cultivators.

The absolute occupancy increase is nominal, and not real. I propose 1:00 with 1:25 for the few acres of sir.

This is a suburb of Nagpur: and part of the lands on the north west are taken for the Bengal-Nagpur Railway workshops. The Railway line crosses the village, which is about a mile from the Railway station. South of this, are the pan gardens for which Hausapuri is famous. The sums paid on these are excessive. The absolute occupancy ar. is comprised in a single holding, which is exceedingly fertile and grows two crops. The Municipality used to throw sewage there. The greater portion of the soil is good and consist of morand 1st. The village lands are on the very confines of the city, and there is a large demand for land here.

The occupancy tenants are paying lower than the rate at which ordinary tenants paid before, and I think a rate of 1:20 will be a fair one.

For the "pan" lands, a special rate will be proposed—(see body of the report).

44 125	Jaripatka	{ Absolute occupancy ... Occupancy ... Ordinary	147-81	133 0 0	0 14 5	103-43	108 0 0	1 0 8	16	98
			.....	.....	.....	48-38	51 8 0	1 1 0	....	97
			6-13	5 0 0	0 13 1	62-24	137 0 0	2 3 3	169	139
			153-94	138 0 0	0 14 4	214-10	296 8 0	1 6 2	55	128
45 124	Warpakar	{ Absolute occupancy ... Occupancy ... Ordinary	137-60	123 8 0	0 14 7	72-32	848 0 0	1 2 8	28	70
			.....	.....	.....	23-08	44 0 0	1 14 6	....	146
			28-38	35 0 0	1 3 9	48-00	85 0 0	1 12 4	43	127
			165-97	160 8 0	0 15 6	143-40	213 8 0	1 7 11	54	98
46 122	Hausapuri	{ Absolute occupancy ... Occupancy ... Ordinary	21-60	80 0 0	3 11 3	15-53	65 11 0	4 3 8	14	214
			45	.....	.....	38-56	71 0 0	1 13 6	....	91
			107-70	221 0 0	2 0 10	86-13	227 8 0	2 10 3	29	157
			129-75	301 0 0	2 5 1	140-22	364 3 0	2 9 6	12	144
	Occupancy cum ordinary	{	108-15	221 0 0	2 0 8	124-69	295 8 0	2 6 3	17	134

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd).

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present incidence over that of last Settle- ment.	Incidence per soil unit.	Unit-rate proposed and sanc- tioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
47 — 103	Indura { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...	Acres.	Ra. a. p.	Ra. a. p.	Acres.	Ra. a. p.	Ra. a. p.	1 00	1 20	Situated on the Kamptee road, a mile and a half out of Nagpur on flat open land. The Patansongri cart-track also crosses the village. The prevailing soil is morand 2nd, but patches of morand 1st are scattered about the village. There are 2 <i>abadis</i> , one on the Kamptee road, known as Indura Chowki, and the other Indura proper. On the western border wheat covers 28 per cent of the cultivated area. This village is also held on a Mukasa jama by the Bhonsala estate. It is practically a suburb of Nagpur. The cultivators live in good houses, and I consider that a rate of 1 20 will be a very suitable one.
		364 81	509 4 0	1 6 4	225 47	314 0 0	1 6 3	20	1 23		
		88 00	127 0 0	1 7 1	221 42	383 0 0	1 11 8	39	1 31		
		180 53	209 0 0	1 2 6	233 94	375 0 0	1 9 8	18	1 18		
		633 34	845 4 0	1 5 4	680 83	1,072 0 0	1 9 2	33	1 28		
48 — 121	Binakhi { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ...	Acres.	Ra. a. p.	Ra. a. p.	Acres.	Ra. a. p.	Ra. a. p.	—5	1 01	1 15 (Sanctd. 1 20)	Binakhi is also a suburb of Nagpur, and contains three <i>abadis</i> , one of which is a Koshti settlement. The houses are substantial, and the tenants a substantial lot. The lands lie just north of the city, and are crossed by the Bengal-Nagpur Railway. The soil is principally morand 1st, but in the neighbourhood of the Koshti village a tract of morand 2nd of khavdi is found. The fields near the <i>abadis</i> are well wooded. The malguzars are Brahmans and afraid of their tenants, who are a mixed lot of up-country Kachis and Ahirs. This, and the fact that some Gossains hold here at favourable rates explains the low incidence of the ordinary tenants. Several fields here are held by pleaders. The all-round incidence is a good guide here, and I would propose 1 15.
		11 35	22 0 0	1 15 0	12 01	22 0 0	1 13 4	—12	1 23		
		157 07	349 0 0	2 5 0	295 07	539 6 0	2 0 6	—13	89		
		316 59	544 0 0	1 11 6	150 55	226 0 0	1 8 0	—3	1 11		
		479 01	915 0 0	1 14 7	457 63	847 6 0	1 13 8	—3	1 12		
		467 66	893 0 0	1 14 7	445 62	825 6 0	1 13 8				

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
51 20	Pardi	Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy cum-ordinary ...	213-52 178-24 331-76 178-24	Rs. a. p. 392 0 0 213 0 0 605 0 0 213 0 0	Rs. a. p. 1 13 4 1 3 1 1 8 8 1 3 1	Acres. 102-10 225-78 82-74 410-62 308-52	Rs. a. p. 2 0 0 1 6 6 1 8 11 1 9 4 1 7 2	9 31 3 21	96 90 101 94 93	1-05	Owned by Ganpat Rao Ghatate: situated on the Bhandara road about a mile and a half out of Nagpur city. The Nag river enters the village from the south and flows northwards across the western extremity, being crossed by the first bridge of the Bhandara road. There are very few resident tenants, and those are poor, but a number of rich people of Nagpur and Bhandewari are tenants here. The central and northern portions of the village contain good morand 1st, and the southern morand 2nd of good quality. The land is flat. Irrigated garden land amounts to 5 per cent. 27 per cent of the land is under wheat. I propose 1-05 which seems justified both by existing incidences and the situation of the village.
53 168	Bhandewari	Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy cum-ordinary ...	181-75 318-01 499-76 318-01	Rs. a. p. 125 0 0 502 0 0 627 0 0 502 0 0	Rs. a. p. 0 11 0 1 9 3 1 4 1 1 9 3	Acres. 127-00 327-75 73-41 538-16 411-16	Rs. a. p. 0 14 4 1 8 4 2 0 3 1 7 1 1 9 9	30 28 15 -2	89 146 186 139 154	1-10	Also owned by Ganpat Rao Ghatate: the village is a large one, and contains a large non-agricultural population. It is commonly known as the suburb of Pardi. It is situated on fairly flat land, the Nag river forming its western boundary. To the south, the soil is not of good quality, but the centre of the village contains good morand 1st, and there is a large area of morand 2nd. There is some irrigation. There is a good deal of khardi on the land which slopes to the river, and little raturi also near the village-site. Altogether 14 per cent of the cultivated area is incapable of bearing wheat, and of the wheat area wheat covers 23 per cent, linseed and jvari are the other chief crops. The absolute occupancy rise in rents is apparent and not real, some lower rented holdings having been given up many years ago. The occupancy tenants are not paying higher than the rate of ordinary tenants at last Settlement, but the rents paid are certainly higher than a fair rent in the case of particular holdings, and I shall be bound to reduce in some instances.

Some of the cultivators are well-to-do persons, others are in debt; and there are some arrears of rent. There has been a good deal of litigation in this village. The absolute occupancy tenants are all well-to-do, but the other classes pay very unequal rates. Bhandewari was formerly a Military settlement under Native rule, and the land in its neighbourhood was eagerly sought after, which accounts for the high rents then agreed to, some of which are higher than a fair rent to this day. The arrears of rent, however, would not be found here even were it not for the fact that payments by tenants are complicated by debt transactions.

I propose a rate of 1.10, which will be a fair rate for levelling up to, and will reduce some of the high payments where this seems necessary.

Owned by the same malguzar: it lies to the south-east of Bhandewari, and its lands resemble the poorer portion of that village; the drainage is into the Nag, and the land is consequently uneven. The soil is 2/3 morand 2nd, and 1/3 khardi, and wheat only occupies 18 per cent of the cultivated area, jvari and linseed being among the chief crops. There are certain well-to-do-tenants, but the majority of the resident tenants are Mahars, an ordinary lot. The absolute occupancy tenants are the chief class, and looking at their incidence, I propose 0.85 with 1.00 for sir. Sir land is here 19 per cent of the occupied area.

A good sized village on the border of Nagpur, containing a large number of musaddars and malik-mukhuzas, most of whom are men of large substance. Of the other cultivators it may be said, that they pay more attention to eseling grass and letting out carts for hire than to agriculture proper. Of the occupied area 19 per cent is old fallow waste, on which the grass is not regularly reserved, but is sold from time to time as it grows.

To the north the village lands which are bounded by the Nag river contain fine fertile land: to the west also, the land is fair, but on the extreme east and south-east, the ground is more uneven and the soil of poorer quality. A number of tenants are of Nagpur, and required a strong hand. They were too strong for the former malguzar, who failed to pay his revenue. The present malguzar collects his rents and was able to pay up back revenue into the bargain. The estate is capable of improvement if better cultivated. The absolute occupancy rise is nominal, but the other classes have risen by about 35 per cent, and assets have increased in the same proportion. I propose 1.00 which will represent a reasonable enhancement on the rates of last Settlement.

Birgaon	{ Absolute occupancy ... Occupancy ... { Ordinary All-round Occupancy cum-ordinary	274.75	190 0 0	0 11 1	249.05	162 0 0	0 10 5	-6	62	Ryoti 0.85 Sir 1.00	1.00
		68.25	38 0 0	0 8 11	110.21	90 0 0	0 13 1	47	1.02		
		49.70	48 0 0	0 15 5	58.66	50 0 0	0 13 8	-11	1.20		
		392.70	276 0 0	0 11 3	417.92	302 0 0	0 11 7	3	-77		
Wathora	{ Absolute occupancy .. Occupancy .. { Ordinary All-round Occupancy cum-ordinary	117.95	86 0 0	0 11 8	168.87	140 0 0	0 13 3	13	1.08	1.00	
		108.13	117 0 0	1 1 4	48.03	70 0 0	1 7 4	35	1.12		
		251.80	199 0 0	0 12 8	176.34	176 8 0	1 0 0	26	-82		
		321.40	246 0 0	0 12 3	449.92	477 0 0	1 0 11	38	1.02		
	{ Absolute occupancy .. Occupancy .. { Ordinary All-round Occupancy cum-ordinary	681.23	562 0 0	0 13 2	674.29	723 8 0	1 1 2	30	-97	1.00	
		573.20	445 0 0	0 12 5	626.25	653 8 0	1 0 8	34	-96		

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal	Name of village.	At last Settlement.			At present.			Increase per cent of present incidence over that of former Settlement.	Incidence per soil unit	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
55 166	Tarori (Khurd). (Absolute occupancy Occupancy Ordinary All-round Occupancy cam-ordinary)	105.45 88.74 338.94 534.13 427.68	86 0 0 36 0 0 187 0 0 309 0 0 223 0 0	Rs. a. p. 0 12 11 0 6 6 0 8 10 0 9 3 0 8 4	Acres. 107.92 284.01 271.22 663.15 555.23	Rs. a. p. 95 8 0 185 8 0 261 0 0 542 0 0 446 8 0	Rs. a. p. 0 14 2 0 10 5 0 15 5 0 13 1 0 12 10	10 60 75 41 54	1.10 .82 1.00 .95 .92	Ryoti 0.90 Sir 1.00	This village is situated south of Wathora and Pirgaon. The village road from Nagpur to Kuni passes through it. A large nala rendered the surface very uneven, and the soil very poor on the north. Another nala borders it on the south. The lands are sloping and the soil poor. One-fourth of the cultivated area is khairi and the balance morand 2nd of somewhat poorish quality. The assessment was very heavy at last Settlement, and the estate has changed hands; the enhancement has been caused by the heaviness of the assessment and the litigation among proprietors. The additional rupees paid by absolute occupancy tenants were imposed shortly after Settlement in consideration of the high assessment: the other rates were initially very low indeed even for the soil, and the enhancement on occupancy tenants is not really so large as it looks, as it consists chiefly of land which paid the ordinary rate at last Settlement. If the occupancy rate now is compared with the occupancy cam-ordinary then, we arrive at a true measure of the increase, which has been about 25 per cent. I propose 0.90 as a fair rate, with 1.00 for sir land, here 5 per cent. Tenants here contain a few well-to-do tenants, Brahmans, but consist chiefly of Mahars and Gonds, being a mixed lot. The present malguzar is a well-to-do up country Telh, who owns a number of villages. A small <i>ritia</i> village lying at the base of the sloping ground on which Tarori Khurd and its neighbouring villages are situated. It contains some rice land, morand of both classes. The southern fields are very flat and good on the Vihirgaon border. The malguzar is a Kallar, who is not rich. The tenants come from Narsala and Bahadura, and all but two have land elsewhere. Wheat covers here 45 per cent, there is a good deal of linseed. The tenants are an average lot,
56 73	Gendbni Sim ... (Absolute occupancy Occupancy Ordinary All-round Occupancy cam-ordinary)	13.80 183.29 197.09 183.29	9 0 0 130 0 0 139 0 0 130 0 0	Rs. a. p. 0 10 5 0 11 4 0 11 3 0 11 4	Acres. 13.68 113.86 112.94 243.48 236.80	Rs. a. p. 9 0 0 110 0 0 110 0 0 229 0 0 220 0 0	Rs. a. p. 0 10 6 0 15 5 0 15 7 0 15 8 0 15 6	..... ..... 37 35 37	.48 .77 .85 .74 .81	0.50	

with the exception of the wealthy Antoba Kallar, who owns the solitary absolute occupancy holding for which he pays an exceedingly low rent which may be fairly doubled. The rate I would propose here is 0.90. The village lands are traversed by the Umrer road, and Nagpur is only 3 miles off.

A large village situated just off the Umrer road, four miles south of Nagpur. The lands slope down to the Puriya nala, which forms the southern boundary of the village. The bulk of the land is sloping, and the large nala locally known as "Chopan" which comes down from Digbori Khurd, flows down through the village into the large Puriya nala. The only really fine fields are those to the south-east on the Vihraon and Gondni borders, which are flat and of excellent soil. The rest of the soil is nearly all morand 2nd, but at the same time the land is well cropped, for wheat covers 40 per cent and linseed 17 per cent.

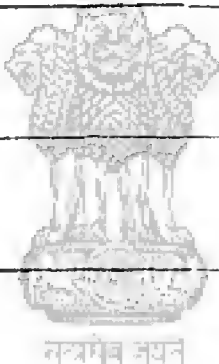
The village belongs to the Chitnavis estate; the enhancement is not so high as it looks (*vide* occupancy *cum*-ordinary rate), but some individual rents are too high. The tenants are chiefly Kurbis, and are not more than an average lot. They have got into debt over wedding expenditure. Among ordinary tenants the richest men are paying the extremely high rents, which raise the incidence so.

The occupancy rate is only about 3 per cent higher than the occupancy *cum*-ordinary rate of last Settlement, and the absolute occupancy area has remained the same, paying at a substantial rate; but I think that the initial rents were unduly high, and I would not propose a higher rate than 1.10 for tenants. For sir I would propose 1.25, the all-round incidence. Proprietors cultivate 13 per cent. The village is remarkable for the large area of old fallow contained in holdings, being as large as 25 per cent. The vicinity of Nagpur accounts for this.

A small *ritā* village just south of Narsala and divided from it by the Puriya. The soil is chiefly morand 2nd of very good quality, and morand 1st well up to the average, covers about 20 per cent. A considerable area is uneven owing to the small streams which run into the Puriya nala. That the soils are good of their class is evidenced by the fact that wheat covers 51 per cent of the cultivated area. The increase of the occupancy and ordinary rate has been large. The absolute occupancy land is comprised in a single holding. The Narsala village site is quite close, and the village is practically part of Narsala. It is owned by the same malguzar and cultivated by the same tenants. The classification of soils has been very liberal, and the all-round rate of 1.10 will not be at all too high.

Ryoti 1.10
(Sanctd. 1.20)
Sir 1.25
(Sanctd. 1.25)

1.10

Narsala	(Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy cum ordinary	234.25	275 0 0	1 2 9	230.64	275 0 0	1 2 8	—1	1.04	Ryoti 1.10 (Sanctd. 1.20) Sir 1.25 (Sanctd. 1.25)
		167.78	317 0 0	1 14 3	306.45	441 8 0	1 7 1	—24	1.16	
		341.31	399 0 0	1 2 8	127.50	229 0 0	1 12 9	54	1.96	
		743.34	991 0 0	1 5 4	670.59	945 0 0	1 6 7	6	1.24	
		509.09	716 0 0	1 6 6	433.95	670 8 0	1 8 9	10	1.35	
										
Banala (Khurd)	(Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy cum ordinary	81.62	99 0 0	1 3 5	44.04	57 0 0	0 12 4	—36	.77	1.10
		32.04	24 0 0	0 12 0	98.44	128 0 0	1 4 10	73	1.10	
		236.74	256 0 0	1 1 4	162.44	240 0 0	1 7 8	37	1.25	
		350.40	379 0 0	1 1 4	334.95	425 0 0	1 4 4	17	1.11	
		268.79	280 0 0	1 0 8	260.91	368 0 0	1 6 7	36	1.19	

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District.

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
59 390	Hurkeshwar (Buzurg). { Absolute occupancy ... Occupancy ... (Ordinary All-round Occupancy cum-ordinary	190.12 60.05 800.81 1,030.98 860.86	212 0 0 57 0 0 705 0 0 975 0 0 763 0 0	1 1 10 0 15 2 0 14 1 0 14 10 0 14 2	81.49 386.05 563.49 1,031.03 949.54	187 0 0 446 0 0 595 0 0 1,178 0 0 1,041 0 0	1 10 11 1 2 6 1 0 11 1 2 3 1 1 6	51 22 20 23 24	1.15 .93 .89 .93 .91	Ryoti 1.00 Sir 1.15	A large long estate with a substantial village site, lying both sides of the Puriya nala, west of Narsala and Kanala Khurd. The portion to the north of the Puriya contains rather sloping and uneven land, chiefly morand 2nd and khaddi gahuri, while the portion to the south has (especially towards the west), five flat fields of morand 1st. On the south-east is good morand 2nd soil. This is one of the very few estates in which there have been any disputes as to the actual amount of rent payable. The absolute occupancy rents represent an actual increase of only Rs. 8, and the large increase in the rate is to be accounted for by lower rented holdings having been surrendered soon after the Settlement. The other enhancements have been imposed by the present malguzar, Deokaram Marwari, as bad a type of money-lender land-lord as can be met with in his relations with his tenants. The village is only 4 miles from Nagpur, and the rate paid by absolute occupancy tenants is not too high, but as the other tenants have been rather recently enhanced, I would not propose a higher rate than 1.00, for sir land, a small area, 1.15. The tenants who are chiefly Kurbis, are a good lot and such debts as exist, are chiefly due to large expenditure on weddings.
60 393	Hurkeshwar (Khurd). { Absolute occupancy ... Occupancy ... (Ordinary All-round Occupancy cum-ordinary	208.47 242.50 445.97 242.50	207 0 0 232 0 0 489 0 0 232 0 0	1 0 3 0 15 4 0 15 9 0 15 4	30.42 95.48 431.50 557.40 526.98	23 0 0 96 8 0 582 0 0 701 8 0 678 8 0	0 12 1 1 0 2 1 5 7 1 4 1 1 4 7	—25 41 27 34	.73 .87 1.08 1.03 1.04	1.05	This village lies to the south of Hurkeshwar Buzurg: is bounded on the south by the Dhuriya nala, being in the same tract as Umargaon and Adali, which villages it resembles in soils. The prevailing soil is morand 2nd of good quality. A few fields of morand 1st are found. Like those villages, the surface of the land is not very even, but 43 per cent is under wheat, and the cropping is generally good. Some few of the tenants who have gone in for lavish expendi-

ture on weddings are in debt, but the majority are a good lot. The village was purchased by the late Madho Rao Chitnavis, who bestowed it on his daughter Krishna Bai. It is managed by her brothers along with the rest of the Chitnavis estate. The decrease in the absolute occupancy area is remarkable; but one holding was recorded in the name of a man who never held it, and the rest was abandoned many years ago. Tenants are a mixed lot, more Marathas than other castes. The present all-round incidence is fair, and I propose 1.05. There is no air land.

A large village at present owned by a rich Marwari. It is situated to the west of the two Hukeshwars, on both sides of the Puriya nala, a large nala which flows from Ajni Khuri forms its northern boundary, and the two nalas meet at the north-east corner of the village. The village is a large one and presents a prosperous appearance, containing many tenants of substantial means: a good many also are involved in debt. The land to the north of the Puriya nala is ka: 2nd and morand 1st, and is beautifully flat and good. South of this nala, the soil is nearly all morand 2nd of average quality, somewhat cut up in part. Of the cultivated area 48 per cent is under wheat, and 20 per cent under linseed. I consider that 1.00 will be a very suitable rate for the large classes of protected tenants, while 1.10 will suit the small air area. Tenants are chiefly Kunbis.

A small village west of Pipra. There is a slight slope to the north, and the eastern block is traversed by a stream which flows into the Puriya nala itself, the northern boundary of the village. The proprietor is a Brahmin who is in debt, and the cultivators are an ordinary lot of various castes, chiefly Kunbis. The soil is all morand, most of it being 2nd class, but near the village site there is excellent flat morand of the 1st class. The protected tenants are so few that they cannot be taken into consideration much; but the ordinary rate is fair, and I would propose 1.10 for both ryoti and air, which is here 11 per cent of the occupied area. Wheat covers 62 per cent of the cultivated area.

The malguzar is a Marwari of Arvi of the Wardha District, who neglects this village. The tenants who are chiefly Kunbis are generally speaking a good lot, but there is some heavy debt due to extravagance over weddings. The village is traversed by the Puriya nala, and a nala from Sonalwara forms its northern boundary. The lands are flat and the soil half morand of the 1st class, and half of the 2nd class. Wheat covers 57 per cent. The absolute occupancy land is comprised in a single holding. For occupancy and ordinary lands a rate of 1.10 seems fair, and this rate will also suffice for the air land which is 13 per cent of the occupied area. The absolute occupancy and malik-makbuza rents will be raised to a fair figure.

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per scil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
64 388	Baissa (Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy <i>cam-ordinary</i> ...)	Acres. 1581 28654 30235 28654	Rs. a. p. 12 0 0 290 0 0 302 0 0 290 0 0	Rs. a. p. 0 12 2 1 0 2 1 0 0 1 0 2	Acres. 1752 17947 19699 17947	Rs. a. p. 12 0 0 242 0 0 251 0 0 242 0 0	Rs. a. p. 0 11 0 1 5 7 1 4 7 1 5 7	—9 33 29 33	53 136 126 126	Ryoti 1.10 Sir 1.25	Situated to the north of Belarori. The Ajni nala separates it on the north from Bahalkhera, and the Somalwara on the south from Belarori. The centre block of land is fairly level, but north of it the lands slope to the nala on the north and south of it, they slope to the nala on the south. There is thus a great deal (30 per cent) of the land classed as wahuri and patlar. The soil is nearly all morand of the 2nd class, a few acres of morand 1st on the Pipla border and a few acres of khardi near the southern nala. The morand 2nd is, however, certainly good of its class, and 60 per cent of the cultivated area is under wheat. The malguzar is Ghazafar Hussein, who goes in largely for cultivation himself and treats his tenants well. The malguzar holds 66 per cent of the occupied area as sir and khankashit, but he has sublet a considerable area of his sir. The village was in a bad state before it was taken in hand by Ghazafar Hussein, which accounts for the fact that there are no occupancy tenants. The absolute occupancy land consists of a single holding which must be disregarded in fixing a rate. The rent will be raised by a fair <i>per saltum</i> enhancement. The ordinary tenants have not been enhanced to an out of the way extent, but taking into consideration the unevenness of the lands, I would not raise low payments further than to 1.10. I would value the sir land at 1.25.
65 385	Somalwara (Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy <i>cam-ordinary</i> ...)	Acres. 43518 17629 48709 1,09856 66338	Rs. a. p. 343 0 0 165 8 0 307 0 0 815 8 0 472 8 0	Rs. a. p. 0 12 7 0 15 0 0 10 1 0 11 11 0 11 5	Acres. 35167 55471 14269 1,04907 68740	Rs. a. p. 266 5 6 539 2 6 166 0 0 971 8 0 705 2 6	Rs. a. p. 0 12 1 0 15 7 1 2 7 0 14 10 1 0 2	—4 4 84 21 41	58 83 90 75 84	0.85	A mokasa property of the Bhonsla estate: the village is a large one having an area of over 1,500 acres. It is situated on the southern road, south of Anjni, which is metalled up to this village. Nearly the whole of the soil is morand of the 2nd class. There are fields of morand 1st scattered about. The lands are not very level, and about 20 per cent is wahuri. Two good sized nalas, one on the north-east and one in the southern portion of the village have

rendered the ground uneven. However 40 per cent of the wheat area is under wheat and there is some garden land. The greater part of the tenants are Telis and Mahars, an average lot, who are not so well off as might be expected from the lowness of their rents. 0.85 will be sufficiently high here.

This is the village in which the Jail is situated: the lands are high-lying, and the soil thin and poor. 15 per cent could not bear wheat, and of the rest a large area is khardi. The bulk of the soil is, however, morand 2nd of a rather poor description, and wheat covers only 28 per cent of the possible wheat area. The village itself is a small one, and cultivators come from neighbouring villages. Some men of large means hold land here.

Mahal I.—The malguzars of this mahal are Brahmins: the mahal contains a larger proportion of khardi than the other, and 18 per cent is unsuitable of growing wheat. Of the balance, 27 per cent is under wheat. To judge of the increase in the occupancy rate it must be compared with the occupancy *cum-ordinary* rate of last settlement. It will be found to have increased considerably. I would accept the occupancy incidence over the whole village as a fair unit-rate, and propose 0.95.

Mahal II.—In this mahal (which is owned by a Brahmin widow), the land is superior and there is much less khardi, as is indicated by the high average rates and lower all-round incidence. I would here also propose 0.95.

This village has a large area but sloping, rather poor lands: it is situated just east of Anjoi and south of Nagpur itself. There are some fair fields of morand 2nd and a few of morand 1st, the rest being morand 2nd of an average description. There are three talas, north, centre and south, which have rendered the land very uneven in parts, and a considerable area has been classified as wabur and pathar. There are some exceedingly well-to-do persons holding land here, and the tenants are an average lot on the whole, though a few are heavily in debt. There is some irrigable land, and 80 per cent of the wheat land is under wheat. The malguzar is a Brahmin. Starting from the occupancy *cum-ordinary* rate, which is the best guide here, I would propose 0.85.

Anjoi (Khardi).	{ Absolute occupancy ... Occupancy ... Ordinary	251.77	230 8 0	0 14 8	221.65	188 0 0	0 13 7	—7	69
		71.64	48 8 0	0 10 10	462.51	331 8 0	0 11 6	6	97
		467.88	177 8 0	0 6 1	206.91	168 8 0	0 13 0	114	1.01
		791.29	456 0 0	0 9 3	891.09	688 0 0	0 12 4	33	88
Mahal I	{ Absolute occupancy ... Occupancy ... Ordinary	539.52	226 0 0	0 6 8	669.42	500 0 0	0 11 11	79	98
		...	...	...	105.03	78 0 0	0 11 11	.....	69
		...	...	...	310.85	214 8 0	0 11 0	.....	1.05
		...	...	...	43.15	80 0 0	0 11 1	.....	81
Mahal II	{ Absolute occupancy ... Occupancy ... Ordinary	...	...	...	459.03	322 8 0	0 11 3	.....	91
		...	...	...	354.05	244 8 0	0 11 1	...	1.02
		...	...	...	116.62	110 0 0	0 15 1	.....	70
		...	...	...	151.66	117 0 0	0 12 4	.....	84
Babulkhars	{ Absolute occupancy ... Occupancy ... Ordinary	...	...	...	163.76	128 8 0	0 13 10	.....	1.07
		...	...	...	432.04	365 8 0	0 13 3	.....	86
		...	...	...	315.42	255 8 0	0 12 11	.....	95
		...	...	...	27.10	11 0 0	0 6 6	—2	35
All-round	{ Absolute occupancy ... Occupancy ... Ordinary	26.50	11 0 0	0 6 8	240.98	183 0 0	0 12 2	—43	66
		48.63	65 0 0	1 5 5	302.99	360 0 0	1 3 0	78	92
		442.15	295 0 0	0 10 8	571.07	554 0 0	0 15 6	35	80
		517.28	371 0 0	0 11 6	543.97	543 0 0	0 15 11	35	81
Occupancy <i>cum-ordinary</i>	{ Absolute occupancy ... Occupancy ... Ordinary	490.78	360 0 0	0 11 9	...	...	...	...	...
	
	
	

0.95

0.95

0.85

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
68 179	Manewara { Absolute occupancy ... Occupancy { Ordinary All-round Occupancy cum-ordinary	190-13 78-37 337-52 606-02 415-96	167 8 0 60 0 0 249 0 0 476 8 0 390 0 0	0 14 1 0 12 3 0 11 10 0 12 7 0 11 11	141-60 91-01 304-70 534-34 395-74	128 8 0 71 0 0 358 0 0 557 8 0 429 0 0	Rs. a. p. 0 14 6 0 12 6 1 2 10 1 0 7 1 1 4	3 2 59 4 45	.61 .94 1.02 .88 1.01	.....	This village lies just to the east of Babelkhera which it generally resembles, though it is superior to it in point of soils and position. The north and east are much cut up by talas, but the southern block contains some good soil. Wheat covers 34 per cent of the possible wheat area. About 10 per cent is incapable of growing wheat. Many of the tenants here are wealthy men, and they are taken, all-round a fair lot.
	Mahal I { Absolute occupancy ... Occupancy { Ordinary All-round Occupancy cum-ordinary	..... ..... ..... ..... .....	..... ..... ..... ..... .....	..... ..... ..... ..... .....	96-62 37-46 170-81 304-80 209-27	174 0 0 18 0 0 228 8 0 320 8 0 246 8 0	0 12 3 0 7 8 1 5 5 1 0 10 1 2 11	.........................	.47 .67 1.12 .82 1.07	Ryoti 0-85 Sir 1-00	Mahal I.—This mahal is owned by two Marwaris, who are not well off. It possesses morand 2nd land chiefly. The payments by protected tenants are exceedingly low in marked contrast to the facts in the other mahal. I should propose 0-85 under the circumstances of the existing incidences with 1-00 for sir.
	Mahal II { Absolute occupancy ... Occupancy { Ordinary All-round Occupancy cum-ordinary	..... ..... ..... ..... .....	..... ..... ..... ..... .....	..... ..... ..... ..... .....	41-98 53-58 133-89 232-45 167-47	54 8 0 53 0 0 129 8 0 237 0 0 182 8 0	1 3 5 0 15 10 0 15 6 1 0 4 0 15 7	..... ..... ..... ..... .....	1.05 1.09 .88 0.96 .93	1-00	Mahal II.—This mahal which is owned by Ganpat Rao Ghatate, possesses the best land and also more of the poor land. I propose 1-00 the incidence on occupancy cum-ordinary land in the village as a whole.
69 119	Chikhli (Khard) { Absolute occupancy ... Occupancy { Ordinary All-round Occupancy cum-ordinary	109-56 100-26 297-05 506-87 397-31	40 0 0 38 0 0 81 8 0 159 8 0 119 8 0	0 5 10 0 6 0 0 4 5 0 5 0 0 4 9	66-47 95-66 341-96 604-09 437-62	10 0 0 47 4 0 258 0 0 315 4 0 305 4 0	0 2 5 0 7 11 0 12 1 0 10 0 0 11 2	—58 32 174 100 135	.30 .63 .88 .73 .83	0-75	This a $\frac{1}{2}$ village, it is owned by a Brahmin who is Moharir in the Honorary Magistrate's Court, Kamptee. It has for some time been leased and has only recently returned to its owner's possession. The tenants come from Pipra on the south, and Sakardara on the north. They are on bad terms with the malguzar. There are a few arrears of rent which are due to quarrels for rents are low. The lands are all sloping, and the morand 2nd

STATEMENT C.—Nagpur Group (No. II) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Name of village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of former Settle- ment.	Incidence per soil unit.	Unit-rate proposed and sanc- tioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
72 — 155	Dighori (Khurd) ... (Ordinary) All-round Occupancy <i>cum</i> -ordinary	Area.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				<p>The village was granted to one Kifayat Miyan and his brother (mokasa at the pleasure of Government). The brother never had possession, and Kifayat Miyan is dead. The village is held by Agya Ram and Nana Soni, Pleader, as mortgagee, who enjoy it revenue-free. The rent-rates here though but little increased since last Settlement are in my opinion quite high enough, and I would propose 1-10 to level up to.</p> <p>A poorish village on the Umrer road, a nala on the north-east does considerable damage, and the land in its vicinity is khardi. The lands are situated on the sloping land which takes us down from the level of Nagpur to the level of the Puriya nala. The slope is of course gradual, but the land is necessarily somewhat inferior to flat land. The malguzar is the same as in Washora. The tenants are not a very good lot, except a few men of means who hold land here. There are some rental arrears due to disputes. The occupancy <i>cum</i>-ordinary rate gives the true measure of enhancement since last Settlement. The absolute occupancy increase is nominal and not real. As the village is not a good one, I would propose only 0-90 as the unit-rate. The soil here I should state is roughly three-fifths morand 2nd and two-fifths khardi. Wheat covers 33 per cent. Only a few acres of khudkasht and no sir.</p> <p>This village is in the same position as Dighori, situated on the same slope and contains poorer soils than any village of the group except Sonpur Hevi. 15 per cent of the land could not grow wheat, and 55 per cent is khardi. Of the possible wheat area wheat covers 43 per cent; but the wheat land is certainly poor of its kind. The village was purchased by a Kallar, who has expended money on a good well for drinking water. The villagers are a poorish lot who sell wood and</p>
		59-44	30 0 0	0 8 1	38-30	25 0 0	0 10 10	34	67		
		202-25	106 0 0	0 8 5	110-41	91 0 0	0 13 7	61	95	0-90	
		324-44	180 0 0	0 8 11	428-28	336 8 0	0 12 7	41	1-01		
		586-13	316 0 0	0 8 8	574-99	456 8 0	0 12 7	45	97		
73 — 173	Kharbi ... (Ordinary) All-round Occupancy <i>cum</i> -ordinary	526-69	286 0 0	0 8 8	536-63	430 8 0	0 12 10	43	99		<p>This village is in the same position as Dighori, situated on the same slope and contains poorer soils than any village of the group except Sonpur Hevi. 15 per cent of the land could not grow wheat, and 55 per cent is khardi. Of the possible wheat area wheat covers 43 per cent; but the wheat land is certainly poor of its kind. The village was purchased by a Kallar, who has expended money on a good well for drinking water. The villagers are a poorish lot who sell wood and</p>
		227-75	85 0 0	0 6 0	197-13	72 0 0	0 5 10	—3	49		
		31-63	14 0 0	0 7 1	68-03	34 0 0	0 8 0	13	57	0-60	
		83-03	37 0 0	0 6 9	73-96	27 0 0	0 5 10	—14	72	(Sanctd. 0-70)	
		347-41	136 0 0	0 6 3	339-12	133 0 0	0 6 3	.....	55	
		119-66	51 0 0	0 6 10	141-99	61 0 0	0 6 10	.....	63	

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department,—No. 760, dated the 9th March 1892.*

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the fixation of a central unit rate and for the determination of unit rates for each individual mahal comprised in the Nagpur Group of the tahsil and district of that name.

READ ALSO—

Remarks by the Settlement Commissioner, embodied in his Memorandum No. C-85-A, dated the 27th January 1892.

RESOLUTION.

This group is situated in the Nagpur-Kamptee plain, and covers a geographical area of 123 square miles. Its physical features closely resemble the tract of country comprised in the Waroda Group, though in point of fertility it is said to be somewhat inferior.

2. The tract was highly cultivated at last settlement, and the statistics show that cultivation has since declined 3·65 per cent. The rate paid by absolute occupancy tenants has slightly fallen; that rendered by occupancy tenants has advanced 12 per cent., while that at which the ordinary tenants pay has risen 43 per cent. Taking all these classes together, the acreage rate has risen 19 per cent. and the income of the malguzars 21 per cent.

3. The Settlement Officer proposes to adopt 1·10 as a central rate, which is only 17 per cent. above the present unit incidence=·94, and commends itself to the Chief Commissioner as a suitable rate for the group.

Mr. MacDonnell also considers that the Settlement Officer's proposals in regard to the fixation of unit rates for the various mahals are very satisfactory, and he has seen little reason to differ therefrom. Subject to the few slight changes detailed below, which have been suggested by the Commissioner of Settlements and Agriculture, the unit rates proposed are accepted and sanctioned :—

No.	Name of Mahal.	Sanctioned rate.		Remarks.
		For Ryoti.	For Sir.	
2	Neri, No. I. ...	1·20	1·20	} Margins should be left where called for.
...	Do. No. II. ...	1·20	1·20	
...	Do. No. III. ...	1·20	1·20	
23	Sirpur ...	1·00	1·00	
27	Panapur, No. II. ..	1·25	1·25	
43	Sonpur Heti ...	1·30	1·30	
48	Binakhi ...	1·20	1·20	
57	Narsala ...	1·20	1·25	
71	Birpeth ...	1·20	1·20	
73	Kharbi ...	·70	·70	
76	Nagpur ...	1·35	1·35	

4. With reference to the remarks of the Settlement Officer against mahal No. 20 Kapsi (Khurd) on the subject of refraining in certain contingencies from enhancing the rents of protected tenants, the Chief Commissioner holds that such matters should not be decided except on a particular reference.

5. As regards the transfer of the Lendi tank to the control of the Revenue authorities, action should be taken by the Commissioner of the Division, after communication with the Commissioner of Settlements and Agriculture, in accordance with the procedure prescribed in paragraph 18 of Book Circular No. XXXIII of 18th December 1891.

[True Extract.]

L. S. CAREY,

Secretary to the Chief Commissioner,

Revenue Department.

No. 761.

Dated Nagpur, the 9th March 1892.

Copy forwarded to the Commissioner of Settlements and Agriculture, for information and communication to the Settlement Officer. The Rate Report and its annexures are returned herewith.

L. S. CAREY,

Secretary to the Chief Commissioner,

Revenue Department.

No. 762.

Dated Nagpur, the 9th March 1892.

Copy forwarded to the Commissioner, Nagpur Division, for necessary action in regard to paragraph 5.

L. S. CAREY,

Secretary to the Chief Commissioner,

Revenue Department.

**ASSESSMENT REPORT FOR THE NAGPUR GROUP (No. II) OF THE
NAGPUR TAHSIL, NAGPUR DISTRICT.**

A full description of this group and of the 80 malguzari and 3 Government villages which it contains, its boundaries, natural features and circumstances has been given in the Rent-rate report sent in January last, and I have nothing to add to this description beyond saying that with the additional experience of another season's inspection, which also necessitated my crossing portions of this group on several occasions, I am able to confirm all that was written about it in that report, and the only disadvantage that it all labours under is that its land is not generally suitable for kharif crops to supplement or rotate with the wheat.

2. There are very few changes to be recorded in those figures of the General Assessment Statement which are incorporated in the body of the Rent-rate report. Some small changes have been necessitated by the conferment of malik-makbuza rights on assignees of plots of land held in proprietary right.

The figure for the Land Revenue was also not quite correct, as there was a mistake made between kamil and mukta jamas. This has been put right in the present figures. There are no other changes of importance in the figures now submitted.

3. Before proceeding to detail my proposals, I will briefly recapitulate what the proposed and sanctioned rates indicated in the matter of rent enhancement. The unit incidence on the group was as a whole 0.94, and the rate which was sanctioned as a fair standard unit rate for the group was 1.10. *Prima facie* then, the amount of enhancement on rents taken all-round which might have been looked for was 17 per cent. But as pointed out in para. 28 of the rent-rate report, the average of the rates proposed was almost identical with the average of the existing incidences. This implies that the extent by which the unit-rates proposed in low rented villages exceeded the unit incidences, was balanced by the excess over the proposed rates of unit incidences in villages where rents were high.

The scope for enhancement lay in the fact, that whereas the rates being very moderately pitched, enhancement might be effected in some villages—there was no necessity for making corresponding reductions in cases of the higher incidences, unless this course seemed necessary owing to special circumstances. There is also the fact that some of the larger and fairer villages are amongst those paying the lowest rents. But for these two considerations enhancement would not of course have been feasible at all on the group as a whole, and it will be readily understood how even in spite of these considerations, enhancement up to the precise standard has not been found practicable. With these preliminary observations, I come to the proposals themselves.

4. Following the plan adopted in previous reports of this kind, I give below two tables indicating the rent proposals under submission, which I will comment upon class by class.

TABLE A.

Class of cultivator.	Rental rates			Increase	
	At Settlement.	At present.	Proposed.	Of proposed over present rates.	Of proposed over Settlement rates.
	Rs. a. p.	Rs. a. p.	Rs. a. p.		
Malik-makbuzas	1 2 9	1 1 2	1 4 9	21	10
Absolute occupancy	1 2 8	1 2 4	1 5 2	15	13
Occupancy	1 1 3	1 3 4	1 5 6	11	24
Ordinary	1 0 6	1 7 7	1 8 7	5	51
All-round	1 1 4	1 4 9	1 6 7	10	31
Occupancy cum-ordinary	1 0 9	1 5 4	1 7 0	8	37

TABLE B.

Class of cultivator.	Present rent.	Deduced rent.	Proposed rent.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Malik-makbuza ...	7,527 2 4	10,922 11 0	9,110 0 0
Absolute occupancy ...	14,633 13 6	17,542 8 0	16,862 0 0
Occupancy ...	25,673 12 0	18,340 7 0	28,566 12 0
Ordinary ...	27,414 10 0	23,593 10 9	28,835 4 0

Malik-makbuzas.

Malik-makbuzas are enhanced under my proposals 21 per cent, and are given a drawback of 16 per cent on the deduced rental of their holdings.

The enhancement would have been 23 per cent, but for a reduction of revenue on the pan cultivators of Hansapuri. There have been also some few reductions on irrigated land in various parts of the group. Again on the other hand, many instances of extreme lowness occur in the payments of this class, and the deduced rent cannot even be approached in some cases.

These two causes have operated to keep the net enhancement down to only 21 per cent, and the proposed revenue as much as 16 per cent below the deduced. As compared to the time of Settlement, the rates on this class will be only 10 per cent higher than then, which fact is due to the inclusion in the class of so many holdings of resumed revenue-free grants bearing low revenues now. A good many of these holdings are also far inferior to the high standard of malik-makbuza holdings generally.

These tenants are enhanced under my proposals by 15 per cent only, but their proposed payments will only fall short of the deduced rents by 4 per cent. In the case of this class also, instances are frequently met with of excessively high rents patiently paid perhaps out of other land or other resources which called for relief. Also cases not seldom occur, where the absolute occupancy tenant has an ordinary holding at a high rent, and cannot, therefore, be enhanced, although the rent of his absolute occupancy holding is extremely low. This is the case to a remarkable degree in Hurkeshwar Khurd, in the case of both absolute occupancy and occupancy tenants.

Absolute occupancy tenants have been enhanced to a fair extent where their payments were very low, but in many villages there was no scope for enhancing even this class. My proposals, therefore, seem to be very moderate, but that they are not so to excess, is clear from the comparison of the proposed with the deduced rents.

As compared with the rate at Settlement paid by this class, the proposed rate is only 18 per cent higher. This is nominally the case, but the actual enhancement is 15 per cent, the fall in the rate since Settlement being merely due to the fact that some of the higher rented holdings were amongst those abandoned.

This class will pay under my proposals just a trifle over the deduced rent, this is due to the fact that their payments are high in some villages, especially near Kamptee and Nagpur. The remarks which I have made about absolute occupancy tenants apply generally to this class also. They are only enhanced under my proposals by 11 per cent, but they will be paying as a class 24 per cent higher than at the last Settlement, and if their payments be compared with the occupancy *cum*-ordinary rate of the last Settlement, they will be found to be paying 28 per cent higher than that rate.

This class is enhanced under my proposals by 5 per cent. In some villages ordinary rents have been enhanced; this has generally been the case where the proprietors have been cultivating Kunbis, who look more to sir cultivation than to rent enhancement for their profits. A certain amount of levelling up has been generally carried out in most villages. In some few cases there have been reductions, to these I will refer presently.

The 5 per cent enhancement now proposed is the outcome of all these operations combined. The ordinary rents now proposed will exceed the deduced rents by 22 per cent, and the Settlement rates by 50 per cent. As pointed out, however, in the rent-rate report their rents were abnormally low at last Settlement, and the increase over them now existing is merely an index of the rise in the value of land near a large city and traversed by a line of railway.

The rate at which sir land is sublet is Rs. 2-6-5, and exceeds the ordinary rate now proposed by 55 per cent, but a true competition rate near a large city will be seen from a perusal of the rents at which land has been sublet by malik-mabbuzas in Nagpur itself.

These are of most value for purposes of comparison of rents obtaining at Settlement and those now being paid. The all-round rate will, as seen from Table A, exceed the corresponding rate of the last Settlement by 31 per cent, while the occupancy *cum*-ordinary rate will have risen after my proposals are given effect to, by 37 per cent over the Settlement rate for these two classes combined. There is, therefore, ground for thinking that the rent-rates which I propose to bring in to operation with the new Settlement, will while being substantially higher than the rates of the pre-railway days, be also well within safe limits.

5. In the rent-rate report I stated that there would be no village where any whole sale reduction would be necessary. But I have after reflection decided to make an exception, and that is in the case of Punapur, mahal II.

Rent reductions.

After extending my experience of rents by another year's inspection, I find no village in which the rents all-round approach Punapur, and the result of further inquiries leads me to the conclusion that in spite of the fact that some of these Punapur tenants sublet their fields for even higher sums than their own high rents, yet that they are getting more involved in debt each year, and the collection of these rents from the sub-tenants is a matter of doubt, while the latter are led to offer them only because they wish to outlive other sub-tenants, and as a matter of speculation. In an exceptionally good year, the proximity of Nagpur may give them a little profit. In a poor or bad season, they simply do not pay the full rent. It is unnatural that because certain lands were well manured over 30 years ago, that the tenants should pay over double what is paid in surrounding villages for ever after. I have, therefore, proposed sweeping reductions in the Punapur rents.

6. In the case of the Hansapuri pan groves, I have also proposed sweeping reductions. The grounds are set out in the notes attached to Hansapuri. The proposals will have their payments at about Rs. 8 per acre, which will I think, be quite enough. This industrious form of cultivation was dying out under the present crushing payments, and the Bari community is barely half in point of numbers of what it stood at last Settlement. They will I think, under my proposal have a new start in life, and I also propose to make a leading member of their community, the Patel over them, instead of an outside Brahmin, who is held in detestation by them. This also I have explained in the Assessment notes.

7. The only other reduction which is something more than of the nature of adjustment, occurs in the case of the ordinary tenants of Khapasi Khurd and Dhargaon. In the case of the former village, the malguzar Ganpat Rao Ghatate has given a ready assent. The malguzar of Dhargaon could not be found in time, but my proposals set out in the notes show clearly that he will gain by consenting, and there can be no doubt that he will agree when the matter is explained to him. A high ordinary rent in Narsala has been reduced with the consent of the malguzar (Gangadhar Rao Chitanvis), and also one or two rents in Court of Wards villages, but in this group I do not find many cases of very high rents in Court of Wards villages.

8. I have not proposed reductions of high rents in villages immediately surrounding Nagpur and Kamptee. The class of tenant there is well able to look after himself, and the advantages of the proximity of these large markets are enormous for the tenant profits largely by a number of small retail transactions.

In villages close to these towns also the cultivators are able to make a good deal by the sale of grass, as it grows from time to time on their holdings, and as such plots do not form regular grass reserves they are not counted as cultivated, and the deduced rent does not take them into accounts. In such villages cases often occur where the present rent looks very high by the side of the deduced rent, but reduction has not been proposed for the reason explained above.

9. Before finally leaving the subject of rent proposals, I append a small Table C, showing what the unit incidences will be of the proposed rents, as compared with the incidences.

TABLE C.

Class of tenant.		Unit incidence at present.	Unit incidence of proposed rents.	Comparison of Waroda group.
		Acre.	Acre.	Acre.
Absolute occupancy	...	·83	·95	·84
Occupancy	...	·87	·97	·89
Ordinary	...	1·11	1·17	1·12
All-round	...	·94	1·03	·91
Occupancy <i>cum</i> -ordinary	...	·98	1·06	·96

As compared with the standard unit-rate of the group then which is 1·10, the incidences of the proposed rents of each class of tenant, will be:—

Absolute occupancy	...	13	per cent below.
Occupancy	...	12	" "
Ordinary	...	6	" above.
All-round	...	6	" below.

These figures will show that the protected tenants have some margin allowed them, and that the ordinary rents will not be so high as the rise in their rate since Settlement might cause it to be feared.

10. The acreage valuation of the sir land is in excess of the average rates of the ordinary rents, but that this is perfectly consistent with its being more moderate than those rents hardly needs explanation. The sir land being usually the best and the ordinary land usually among the poorest in the village, the comparative acreage rates are not a safe guide in the matter. But it will be noticed that the valuation adopted for these lands exceeds their deduced valuation by 2½ per cent only. This is of course due to a somewhat higher valuation having been adopted in cases where the sir land is sublet. Thus on the land sublet, the rents fetched exceed the deduced valuation by 67 per cent, while the valuation adopted on those lands exceeds the deduced by 17 per cent only. The excess of the receipts of this and (which amount to Rs. 780 in all), is 42 per cent over the valuation adopted. If any thing then, the valuation adopted is too low, but the sums raised on the sir land are swelled by some individual grain-rents which can hardly be called rents at all, for they are so high that their realization is hardly possible. So many of the malguzars here cultivate through agents and servants, that less finds its way into their pockets than if the cultivation were under their personal supervision.

11. The valuation of service land looks low, but is not so in effect, for such land is seldom of the best, and village service tenants are too humble a class to sublet their lands for high rents. The majority of service holdings bring in from sub-tenants rents, rather below ordinary rents on similar land, and the lower rate at which these holdings are let has to be given due consideration in any valuation of them.

12. The siwai income of this tract is very small and confined to a few villages only.

Siwai Receipts.

The chief items of siwai are:—

Mangoes,	| River bed cultivation, Singhara;
Grass,	
Tiles,	

and in Yerkhera, I have included in the siwai, the rents which a Chamar colony pay for some land which they occupy for manufacturing purposes. As this land is not used for agriculture, I could hardly include these sums in rents, and unless they were included in the assessable income the malguzars' action in selling them would have had the effect of releasing from revenue land hitherto assessed to revenue.

The largest siwai items are to be found in :—

	Rs.
Gada ...	80
Ajui ...	85
Ghorpad ...	85
Somalwara ...	60
Yerkhera ...	80

Where the income was inconsiderable, I have not taken it into account at all.

As compared with what was an average estimate, I have taken a little below that again, and the amount thus let off amounts to 22 per cent.

13. The assets of the malguzars as estimated at last Settlement and as they will be if my proposals are accepted, are compared below :—

Assets.			At last Settlement.	At present.
			Rs. a. p.	Rs. a. p.
Cash ...	...	...	61,611 5 0	83,374 0 0
Value of sir, khudkasht and service or malguzars grants ...	...	...	9,134 8 5	11,693 12 0
Siwai ...	...	...	212 0 0	532 0 0
Total			70,957 13 5	95,599 12 0

The increase in the assets over those of last Settlement will thus be 34 per cent.

There has been practically no increase in cultivation worth speaking of, and the increase in assets, therefore, are due solely to the rise in rents and the value of land. The natural rise in this value which is seen in the rents of ordinary tenants has been artificially restricted from coming into effect in the case of malik-malguzars and tenants of the protected classes, and as the area over which it has had free-play is small, the total rise in the assets has been incommensurate with the rise in the value of the land.

14. Upon the Rs. 70,957 which constituted the assets of last Settlement the revenue then assessed was Rs. 52,753, equal to 73 per cent : owing to muafi resumptions which have been large in this group, it now amounts to Rs. 53,670-11-10, which is equal to 75 per cent on the assets of last Settlement. Upon the proposed assets of Rs. 95,600 I now propose a revenue of Rs. 62,075, equal to 65 per cent of the total assets and 63 per cent of the malguzari assets proper.

15. This looks to be an exceedingly high assessment, but when its effect on the income of the malguzars are considered, it will be seen that there will be little cause left them for complaint.

At last Settlement the revenue incidence on assets very seldom fell short of 65 per cent, in most cases it exceeded 70 per cent and some 80 per cent, while in a few it absorbed practically the whole of the assets : hence in many cases where there has been only a moderate increase in the assets only a very small enhancement of revenue is possible and the instances in which any large increase is possible, are very exceptional.

The following is a Statement which gives detail of the extent of the enhancements proposed :—

Extent of proposed enhancement.			No. of villages.
80 per cent	...	...	1
62 do.	...	...	1
50—60 per cent	...	...	2
40—50 do.	...	...	4
30—40 do.	...	...	7
20—30 do.	...	...	20
15—20 do.	...	...	14
10—15 do.	...	...	10
5—10 do.	...	...	7
Under 5 per cent	...	...	6
Demand maintained	...	...	5
Do. reduced	...	...	3
Do. 1 by 11 per cent	...	...
Do. 1 by 17 do.	...	...
Do. 1 by 25 do.	...	...

The increase on the whole group is 15 per cent.

The fact that 63 per cent of the malguzari has been taken, will show at once that my proposals are not needlessly lenient, while the effect on the incomes of the malguzars will show that these assessments will not fall heavily on the proprietary body of the group.

16. The balances left under my proposals to the malguzars, as compared with the balances they had left them at the last Settlement are compared below :—

			At Settlement.	As proposed.
			Rs.	Rs.
Cash	...	...	8,863	21,299
			Acres.	Acres.
Sir	...	...	732	6,571

If the sir be expressed in its rental value in each case the balances will stand :—

At Settlement.		Under proposals.	
Rs.		Rs.	
17,997		32,992	
= per village	225	= per village	460
Cf. Land Revenue per village	659		776

This balance does not include the value of the service land nor the siwai, while the malguzars have besides the excess of the sir rents over the sir valuation on the sir sublet.

The balance left the proprietors will be about 80 per cent larger than it was then, while the revenue rises by 15 per cent only.

17. But the income of the proprietors of the group as a body, will be but little effected by the increase in the revenue, for while the revenue enhancements aggregates Rs. 8,409 the rent enhancements amount to Rs. 8,124, so that the amount to be paid by the malguzars themselves will be only Rs. 285. Of course some malguzars will gain and some lose, but this will be the net result.

Those who have enhanced themselves at all largely in the past will have to pay out of their pockets, but they are in reality no worse off than those who have not enhanced much and who gain by the re-settlement. The former have had the enjoyment of the full enhancements for several years past and will continue to have a share of them for the future, the latter have not enjoyed them and will still only have a share in the future.

But of course the individual cannot fully appreciate this : to him it is the present effect on his income which is all-important, and to the man who has refrained from enhancing the smaller balance which yet is augmented a little by the re-settlement will be more than the larger balance which is yet reduced, be it ever so little by the re-settlement.

The former now reaps the reward of his abstinence, the latter has already had the enjoyment of his non-abstinence.

The superior position of the proprietors over that which they occupied at Settlement will I trust, show that they have been treated with due consideration in spite of the rather high incidence of the proposed demand.

18. I have endeavoured in the case of all mahals to justify my Assessment proposals by a statement of the considerations on which they are based : these are set forth in the mahal notes, and I need only direct special notice to these cases in which the demand has been reduced.

These are Punapur, Hansapuri and Lendra. In the first two cases the reduction is merely the necessary complement of the rent reductions which have been explained at length, but in the latter case the reduction is necessitated by the fact that revenue remissions on the land acquired by Government were not on a sufficiently liberal scale. More detailed explanation will be found in the assessment notes of these villages.

The drawback on malik-makbuza revenue allowed to malguzars amounts for the group as a whole to 15 per cent. The malik-makbuzas are an important class and their payments form thus a large proportion of the cash assets in many villages, and hence a large drawback is necessary in such instances. I do not think, therefore, that 15 per cent for the group as a whole can be deemed excessive.

Incidence of the land revenue per acre in cultivation and in occupation is as follows :—

Incidence of Land Revenue per acre in cultivation	
At Settlement.	As proposed.
Rs. a. p.	Rs. a. p.
0 13 8	1 0 9

but the figures of occupation are more accurate, and per acre in occupation the incidences of the revenue stand—

At Settlement.	As proposed.
Rs. a. p.	Rs. a. p.
0 12 2	0 14 1

This makes the fairer comparison. The individual high revenue incidences of Hansapuri and Punapur will be lowered to a fairer figure.

Separate details are given of Bhankhera and Sitabaldi *cum*-Rajapur in the notes relating to them. I propose to raise the malik-makbuza payments from Rs. 176-8-0 to Rs. 236-8-0, or by 34 per cent in those villages.

I have been obliged to defer the consideration of the nazul land in Municipal limits till I have leisure to personally confer with the Deputy Commissioner on this subject. I will report later on this subject.

There are 3 mokasa and 4 makta villages in the group, and the realizable revenue proposed will be Rs. 59,732-10-0 against Rs. 51,722-3-2, the present net realizable revenue.

I would specially bring the case of Birpeth (No. 71) to notice. These figures do not include the jama assessable on revenue-free plots, which amounts to Rs. 5,066-8-0 on 3,185.10, acres.

The kamil jama assessed on the muafi holdings of Nagpur Khas is actually Rs. 2,175.

NAGPUR :
Dated the 21st May 1892.

}

R. H. CRADDOCK,
Settlement Officer.

No. 2346, dated the 19th August 1892.

ASSESSMENT PROPOSALS FOR THE NAGPUR GROUP (NO. II) OF THE NAGPUR
TAHSIL, NAGPUR DISTRICT.

Submitted to the Revenue Secretary to the Chief Commissioner with the usual abstract, the Rent-rate file and letter No. 6757, dated the 10th August 1892, from the Divisional Commissioner.

2. The villages of this group lie round the city of Nagpur. They were very closely cultivated at last Settlement, and there has been little or no expansion in the occupied area. But they have benefited in a special degree by the rise in prices which has followed the opening of railway communication and the establishment of the present large export trade. A considerable portion of the lands have obtained from their proximity to the city, the particular value which a keen competition for land gives to suburban areas, but no regard has been paid to this value in effecting their assessment, which has been conducted on the principles ordinarily followed.

3. The Settlement Officer's proposals will have the effect of adding 10 per cent to the mahal and 15 per cent to the Government revenue. The all-round rate at which ryots paid at last Settlement—30 years ago—was Rs. 1-1-4. It will now stand at Rs. 1-6-7—or a rise of 30 per cent,—which has for the most part resulted from enhancements effected by proprietors during the currency of Settlement. These enhancements did not affect the malik-makbuza and absolute occupancy classes of ryots, and affected the occupancy class but little. The percentage by which the rates paid by each class of ryot will exceed that of last Settlement, is as below :—

Malik-makbuzas.	Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.
21	15	24	38

I think that the enhancements are entirely open to the criticism of undue moderation. The standard unit-rate proposed by the Settlement Officer (1·10) promised an enhancement of 32 per cent on absolute occupancy tenants, and of about the same amount on occupancy tenants. The enhancements actually proposed by him fall short of their estimates for two reasons—in the first place, his mahal unit-rates did not conform to his standard but fell considerably short of it—and in the second place, he has left a considerable margin on the deduced rental in proposing revised payments. That his mahal rates were pitched lower than the standard warranted is clearly shown by the fact that the average incidence of the *revised* absolute occupancy rents is only '95 instead of 1·10. In fact the Settlement Officer used his standard more as a maximum than as a central point. This is the reason which chiefly accounts for the fall of the rent enhancement so much below the estimate. But needless leniency in proposing rents in some cases has contributed. The Settlement Officer has left unnecessarily large margins between his deduced and his proposed rents.

At the same time it should be mentioned that in the villages round Nagpur rents stood very high at the time of the last Settlement, and may reasonably be now enhanced in a less proportion than those in villages which suffered less from the auction system of the Mahratta Government.

4. Present payments have been largely reduced in the case of the men cultivating old cantonment land in Punapur and of the pan-grower of Hansapuri. Reductions have also been made here and there in some other villages. I venture to think that the Settlement Officer has gone quite far enough in this direction. Rents which look high compared with the low rates prevailing in the Nagpur country are moderate compared with those which led to the undertaking of rent reduction in the Jubbulpore district.

5. That the Government revenue should be enhanced by so small a figure as 15 per cent is in great measure of course due to the reduction of the fraction from 75 to 65 per cent. I think that in such a case as this the Settlement Officer should have shown greater strictness in fixing the malguzars' commission on malik-makbuza payments, and I have recommended numerous small additions to the jamas he has proposed, principally on this ground. The enhancement in revenue remains very small—but the assessment of the previous Settlement was undoubtedly an exceedingly heavy one, and the revenue rate per cultivated acre will be just over one rupee.

J. B. FULLER,

Commr. of Settls. and Agriculture.



**TOTAL ASSESSMENT STATEMENT FOR THE NAGPUR GROUP (No. II) OF THE NAGPUR TAHSIL,
NAGPUR DISTRICT (EXCLUDING GOVERNMENT VILLAGES).**

I.—Revenue demand.

As fixed at last Settlement.	At present.	Detail of changes.	Detail of balances.		
			Year.	Amount	How disposed of.
1	2	3	4	5	6
Ra. a. p.	Ra. a. p.				
52,748 3 7	53,665 11 10	Addition of Rs. 1,142-2-7 on account of resumed muafi.	Nil.		
* 1,949 8 8	1,943 11 10	Remission of Rs. 224-10-4 on account of road.			
Not realizable.					

II.—Changes in proprietorship.

At Settlement.		At present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5

III.—Area in cultivation classed according to soils, position, &c.

Soil class	Wheat land.								Bari.						Miscellaneous.		Total.
	Ordinary	Khari.	Lawn.	Pathar.	Wahuri.	Bandhya.	Ban- dhan.	Irriga- ble.	Khari irri- gable.	Irriga- ble.	Barani	Khasi.	Sugar- cane.	Khar	Mut- farkat.	Khar.	
	Aeres.	Aeres.	Aeres.	Aeres.	Aeres.	Aeres.		Aeres.	Aeres.	Aeres.	Aeres.	Aeres.		Aeres.		Aeres.	
Kali, II ...	4,498-15	102-02	100-95	26-95	145-77	27-96	7-37	...	...	9-50	1-48	...	...	...	...	...	4,920-19
Morand, I., ...	18,473-28	356-66	64-57	479-05	1,930-50	167-71	44-00	...	12-59	217-49	11-87	...	0-31	...	...	...	21,758-03
Do. II., ...	21,811-40	352-03	41-58	1,768-63	4,028-47	46-33	62-58	54-98	14-23	358-34	61-13	2-00	7-84	57	356-69	2-00	28,968-85
Khardi ...	1,177-91	38-64	14-94	54-63	379-88	...	...	...	19	25-12	4-37	...	...	...	1,360-59	82-97	3,139-28
Retari ...	...	...	...	...	...	...	...	...	...	52	4-77	...	4-83	...	178-30	19-15	207-57
Bardi ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	34-34	...	34-34
Kachar ..	146-25	...	...	...	...	...	...	...	...	28-36	18-17	...	...	...	...	...	192-78
																	50,221-04

IV.—Cropped area classified according to crops.

	Wheat.	Rice.	Juari	Linseed.	Gram.	Tur.	Cotton.	Til.	Lac.	Sugar- cane.	Pulse.	Garden produce	Juari tur.
	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.
At last Settlement...	Not ascertainable.												
At present	22,859-18	30-07	4,151-43	10,120-73	1,423-36	1,572-26	596-50	3,743-81	3,593-10	9-35	927-80	638-08	5,503-43

	Cotton tur.	Other crops.	Total	Area double cropped.	Net cropped area.
	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.
At last Settlement..	Not ascertainable.				
At present	445-65	2,539-08	58,153-86	133-55	58,020-31

V.—Details of village area.

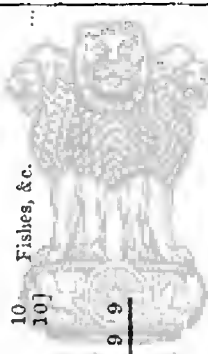
	Occupied area.					Unoccupied area.					Area irrigated			Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of plough cattle.		
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than 3 years.	Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, and covered by roads and buildings.	Total area unoccupied.	Total area of village.	From tanks.						From other sources.	Total.
	Under crop.	Fallow of 3 years or under.	Total.									From tanks.							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
At present	58,020-31	1,200-73	59,221-04	11,336-66	70,557-70	1-10	...	866-01	4,735-47	5,602-58	76,160-28	7-96	730-00	737-96	189	1	3,431	6,862	
Percentage on total area of areas cols. 4, 6 and 15	...	...	78	...	92	...	...	...	...	...	109 sq. miles.	...	...	1	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18	59,788-57	...	61,407-86	...	...	...	...	...	...	...	76,367-87	...	...	610-6	54	...	...	...

VI.—Details of holdings.

	Held by malguzars.				Held by malik-makbuzas.		Held by revenue-free grantees.		Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by superior class, in ordinary tenant right.		Held by ordinary tenants.		Held rent-free or by privileged tenants.		Total occupied area (to agree with column 6 of Statement V.)
	As sir.	Other than sir.	Total.	Area of total leased.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	As grant from malguzar.	In lieu of service.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
At present	5,039-01	1,532-32	6,571-33	1,062-54	380	7,020-20	108	3,185-10	521	12,761-20	885	21,263-59	4,295-69	679	14,308-23	50-64	1,958-16	* 70,557-70	
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	9	...	...	...	...	...	...	18	...	30	...	...	20	...	...	This includes 43.56 acres Nazul under Jal in Anjni.
Compare entries of last Settlement for cols. 4, 11, 13 and 16	...	...	7,321-95	...	...	...	...	...	...	16,750-45	...	9,894-03	...	...	24,315-15	...	...	...

VII.—Details of malik-makbuzas and tenants' payments

Tenants.										Source	Amount at former Settlement.	Amount in year of present Settlement.	Amount assumed as average.	Remarks.
1	Matik-makbuzas.		Absolute occupancy.		Occupancy.		Ordinary.		Total.					
	Rs.	a. p.	Rs.	a. p.	Rs.	a. p.	Rs.	a. p.						
At last Settlement	6,323	6 6	19,488	1 0	10,665	12 0	25,134	1 6	55,87	14 6				
Incidence per acre	1	2 9	1	2 8	1	1 3	1	0 6	1	1 4				
At present	7,527	2 4	14,633	13 6	25,673	12 0	27,414	10 0	67,722	3 6				
Incidence per acre	1	1 2	1	2 4	1	3 4	1	7 7	1	4 7	Mangoes			
reposed	9,110	0 0	16,862	0 0	28,563	12 0	28,585	4 0	74,264	0 0	Muhua	Rs.		
[Sanctd.]			16,847	12 0	28,558	12 0			74,241	12 0				
Incidence per acre	1	4 9	1	5 5	1	5 6	1	8 9	1	6 7	Grass	212	685 0 0	532
[Sanctd.]			1	5 1	1	5 5			1	6 6	Imli			
Increase per cent of proposed over present payments			15	11		11					Fishes, &c.			
[Sanctd.]			16	11		11	5							
Compare as deduced from rates	10,922	11 0	17,542	8 0	29,340	7 0	29,593	10 9	69,476	9 9				



IX.—Details of annual value of sir, khudkasht and land held by privileged tenants.

IX.—Details of annual value of sir, khudkasht and land held by privileged tenants.

[illegible]

.XI.—Assessment proposals and comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue or total estimated income of former Settlement (column 9 of Statement X).	Percentage of proposed revenue on total estimated enhanced income (column 5 of Statement X).	Analysis of income on which assessment based.			
				Present cash receipts (line 3 of Statement VII, col. 4 of Statement VIII, and cols. 2 and 5 of Statement IX).	Resulting from valuation.		
					Rental valuation of sir and khudkasht excluding actual cash receipts (i. e., col. 7 of Statement IX, minus col. 2).	Rental value of land held by privileged tenants excluding cash receipts (i. e., col. 8 of Statement IX minus col. 5).	Rent enhancements proposed (difference between line 5 and line 3, cols. 2 and 6 of Statement VII).
1	2	3	4	5	6	7	8
Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
53,665 11 10 *1,943 8 8	62,075 0 0 *2,342 6 0 [63,089 0 0]	75	65 [66]	78,393 9 10	7,998 0 0	1,083 8 0	8,124 10 2 [Sanctd. 8,162 6 2]

* Not realizable.

XII.

Actual increase (+) or decrease (—) of proposed on present revenue.	Compare increase (+) or decrease (—)					Compare increase (+) or decrease (—) per cent in		Incidence per acre in cultivation of	
	In proposed cash rental (columns 1, 2 and 6 of Statement X).	In valuation of sir, khudkasht and privileged land (columns 3 and 7 of Statement X).	In siwal income (columns 4 and 8 of Statement X).	Net increase or decrease.	Increase (+) or decrease (—) per cent of proposed revenue over present revenue.	Area in cultivation (column 4 of Statement V).	Estimated income (columns 5 and 9 of Statement X).	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
8,409 4 2	21,762 11 0	2,559 0 0	320 0 0	24,641 14 7	15	3 p. c. occupied area *	34	0 13 11	1 0 9
[Setd.] 9,420 4 2	21,740 7 0			24,619 10 7	18]	over 1 p. c.			

XIII.—Distribution of revised revenue between malik-makbuza and malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [column 5 of Statement X minus column 1].
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
9,110 0 0	7,682 0 0 [Sanctd. 8,199]	1,428 0 0 [Sanctd. 911]	15 [Sanctd. 10 p. c.]	51,393 0 0 [Sanctd. 54,890]	63

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department, No. 3678, dated the 3rd October 1892.*

READ—Report by the Settlement Officer, Nagpur, submitting proposals for the re-assessment of the Nagpur group of the Nagpur Tahsil in that District, and letter No. 6757, dated the 10th August 1892, from the Commissioner of the Division forwarding the report.

READ ALSO—Memorandum No. 2343-147, dated the 19th August 1892, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

RESOLUTION.

The villages dealt with in this Report lie round the cities of Nagpur and Kamptee and cover an area of 123 square miles. They are 82 in number, but two of them belong to Government and have been dealt with separately as the ryots pay in direct. The country is generally flat and well drained. Most of the soil is of superior class and the position is generally favourable, the portion subject to defects being decidedly small. Of the total area in cultivation, 93 per cent is classed as kali and morand, while khardi and other inferior soils cover only 7 per cent. The crops most largely grown are wheat and linseed which occupy more than half of the cropped area. The only disadvantage under which the group is said to labour is that its land is not generally suitable for kharif crops to supplement or rotate with wheat.

2. The assets on which the last Settlement was based were:—

		Rs.	a.	p.
Rents	...	61,611	5	0
Value of Sir	...	9,134	8	5
Siwai	...	212	0	0
Total	...	70,957	13	5

The revenue then assessed was Rs. 52,748.3-7, which has now risen to Rs. 53,665-11-10, in consequence of the resumption of certain muafi plots. But of this, Rs. 1,943-8-8 being alienated on account of certain quit-rent and mokassa tenures is not realizable.

3. The villages comprised in this group were very closely cultivated at last Settlement, and there has been little or no expansion in the land occupied for cultivation which covers 92 per cent. of the total area. But they have benefited in a special degree by the rise in prices which has followed the opening of Railway communication and the establishment of the present large export trade. Since last Settlement the spontaneous increase in the rent-rate has been insignificant, except in the case of ordinary tenants the rate of whose payments has advanced 43 per cent. The Settlement Officer proposes to enhance the present rental by only 10 per cent. which will raise the absolute occupancy rents by 15 per cent. and the rents of occupancy tenants by 11 per cent., leaving the all-round rent-rate at Rs. 1-6-7, against Rs. 1-1-4 at last Settlement. These enhancements fall far short of the increases anticipated from an application of the standard rate of 1-10 sanctioned for the group. The reasons are two-fold, *firstly*, the mahal unit-rates adopted by the Settlement Officer did not conform to his standard, and *secondly* he has left a considerable margin in the deduced rental in proposing revised payments.

On the whole the Chief Commissioner considers that the rental enhancements have in several cases fallen under what might reasonably be taken. He has not thought fit to remit such cases for re-consideration, but he desires that the Settlement Officer should remember that a reasonable enhancement of ryots' rents within the prescribed limits and according to the Code is necessary.

The rental enhancements proposed are sanctioned subject to a few exceptions detailed below. In mauzah Hixri (No. 50) the proposed payments of absolute occupancy tenants are, in the Chief Commissioner's opinion, too high, and they should accordingly be reduced by Rs. 2-4-0, while in mauzah Harkeshwar (No. 59) Mr. MacDonnell does not think that any enhancement of that class is called for. Similarly in village No. 56 (Gondhni Sim), the Chief Commissioner considers that the rents of absolute occupancy and occupancy tenants should not be enhanced up to and beyond the ordinary level, and as the necessity of leaving a drawback has been lost sight of in this instance, the case of this mahal should be re-considered, orders meanwhile in regard to it being held in abeyance.

The rent reductions effected by the Settlement Officer in Punapur, mahal II, and Hansapuri were apparently called for. There was not, however, so strong a case for reduction in the other mahals, and the Chief Commissioner thinks that the Settlement Officer has gone far enough in this direction.

4. The area cultivated by malguzars has decreased from 7,322 to 6571 acres, and amounts to only 9 per cent. of the occupied area. The all-round rate of valuation is Rs. 1-9-10, which is only 13 pies in excess of the rate at which ordinary tenants will pay. As sir land is ordinarily among the best in the village, the rate is not high.

The income from Siwai receipts is insignificant, and the estimate framed by the Settlement Officer seems fair and reasonable.

5. The revised assets of the group excluding village No. 56 (Gondhni Sim) will be :—

	Rs.	a.	p.
Revenue assessed on malik-makbuzas	...	9,076	0 0
Rents of tenants	...	73,992	12 0
Value of land held by malguzars and privileged tenants	...	11,672	12 0
Siwai	...	532	0 0
Total	...	95,273	8 0

which exceed the assets of last Settlement by nearly 35 per cent.

The Settlement Officer proposes a kamil jama (excluding Gondhni Sim) of Rs. 61,885, which falls at 65 per cent. of the assets. His proposals are accepted by the Chief Commissioner as fair and moderate, but he has not as a rule fixed his drawback on malik-makbuza payments with success. Generally speaking the larger the collections on their account the lower should be the drawback percentage, and cases in which the drawback exceeds 15 per cent. should be exceptional. In no case should it (the Chief Commissioner holds) exceed 20 per cent. In this view the jamas proposed by the Settlement Officer have been revised in not a few cases, and the result is that the kamil jama of the malguzari villages of the group (excluding Gondhni Sim) has been raised to Rs. 62,891.

6. The village of Birpeth (No. 71) hitherto held revenue free by one }
Kifayat Miyan, an illegitimate descendant of a former Raja, should be resumed, }
as the holder to whom the grant was made at the pleasure of Government is }
now dead.

7. The action of the Settlement Officer in raising the payments of malik-makbuzas in Government villages from Rs. 176-8-0 to Rs. 236-8-0, or 34 per cent., is approved. The proposals for the assessment of the Nazul land, the separate submission of which is promised, will be awaited.

8. Subject to any order which may be received from the Government of India, the assessment as now revised is sanctioned for a period of 20 years, running from 1st July 1893 and expiring on 30th June 1913.

[True Extract.]

L. S. CAREY,

*Secretary to the Chief Commissioner,
Revenue Department.*

No. 3679.

Dated Nagpur, the 3rd October 1892.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that after the announcement of the revised rents and jamas, a tabular statement in the usual form be submitted to this office.

नमो भगवते वासुदेवाय

L. S. CAREY,

*Secretary to the Chief Commissioner,
Revenue Department.*

No. 1710.

FROM

H. H. PRIEST, Esq., I. C. S.,

SECRETARY TO THE CHIEF COMMISSIONER,

REVENUE DEPARTMENT,

Central Provinces,

TO

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

Central Provinces.

Dated Nagpur, the 7th April 1894.

SIR,

In continuation of this Administration's Resolution No. 3678, dated the 3rd October 1892, I am directed to forward a statement giving details of the revised assessments of the Nagpur Group in the Nagpur tahsil in that district.



I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Secretary to the Chief Commissioner,

Revenue Department.

Details of revised Assets and Revenue of the Nagpur Group of the Nagpur tahsil,
in the Nagpur district.

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on asset of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
1	Undgaon, Mahal I.	23 0	174 0	337 0	254 0	765 0	868 0	555 0	64	63	65
	Do. do. II.	101 0	157 8	546 4	170 0	873 12	983 12	660 0	67	65	
2	Neri, Mahal I.	113 0	450 0	193 0	504 8	1,137 8	1,278 8	850 0	67	65	72
	Do. do. II.	...	254 0	157 0	161 0	572 0	612 0	395 0	65	65	
	Do. do. III.	84 0	197 0	178 0	156 0	531 0	615 0	415 0	67	64	
3	Gada ...	10 0	618 0	1,684 8	932 0	3,134 8	3,578 8	2,330 0	65	65	88
4	Aundhi ...	220 0	253 0	909 0	785 0	1,947 0	2,632 0	1,760 0	67	65	79
5	Bhaori ...	177 0	337 0	883 0	630 8	1,900 8	2,108 0	1,415 0	67	65	81
6	Karholi, Mahal I.	112 0	...	371 0	146 0	517 0	711 0	490 0	69	65	78
	Do. do. II	41 0	...	480 0	50 0	530 0	791 0	520 0	66	64	
7	Mahalgaon ...	45 0	370 0	1,167 0	314 0	1,851 0	2,279 0	1,495 0	65	65	77
8	Asoli ...	6 0	282 0	223 0	321 0	826 0	888 0	575 0	65	65	80
9	Dighori Buzurg ...	380 0	683 0	800 0	609 0	2,092 0	3,078 0	2,100 0	68	65	81
10	Palsori ..	6 0	337 0	267 0	1,110 0	1,714 0	1,744 0	1,135 0	65	65	72
11	Pandar Kaora ..	4 0	...	530 0	241 0	771 0	1,174 0	755 0	64	64	76
12	Kheri ...	200 0	545 0	403 8	899 0	1,847 8	2,235 8	1,500 0	67	65	79
13	Umargaon ...	34 0	254 0	113 0	177 0	514 0	941 0	620 0	65	65	68
14	Adali ...	46 0	72 0	182 0	414 0	668 0	881 0	564 0	64	63	78
15	Vihirgaon ...	142 0	391 0	247 0	609 0	1,247 0	1,547 0	1,030 0	66	64	73
16	Bahadura ..	6 0	532 0	264 0	175 0	971 0	1,136 0	740 0	65	65	74
17	Pandhurna ...	47 0	67 0	124 0	460 0	651 0	904 0	595 0	66	65	71
18	Tarori Kalan ..	200 0	229 0	364 8	409 0	1,002 8	1,408 8	940 0	66	64	86
19	Kapsi Buzurg ...	14 0	588 0	261 0	337 0	1,186 0	1,326 0	863 0	65	65	82
20	Do. Khurd ...	161 0	24 0	308 4	90 0	422 4	583 4	425 0	73	65	119
21	Dhargaan ...	617 0	...	45 0	662 0	707 0	1,459 0	1,060 0	73	60	98
22	Lihigaon ...	115 0	235 8	347 8	487 0	1,070 0	1,498 0	1,000 0	67	65	75
23	Sirpur ...	15 0	196 0	410 0	444 0	1,050 0	1,140 8	744 8	66	66	72

Details of revised Assets and Revenue of the Nagpur Group of the Nagpur tahsil,
in the Nagpur district.—(Contd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets. as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on asset of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
24	Ghorpar ...	124 0	775 0	599 0	813 0	2,187 0	2,666 0	1,750 0	66	65	74
25	Pawangaon ...	17 0	375 0	603 0	550 8	1,523 8	1,993 8	1,280 0	64	64	83
26	Powari, Mahal I.	...	34 0	127 0	199 0	360 0	396 0	240 0	61	61	61
	Do. do. II	54 0	80 0	38 0	...	118 0	172 0	120 0	69	65	92
27	Punapur, Mahal I.	29 8	74 0	169 0	209 0	452 0	636 8	390 0	61	60	61
	Do. do. II.	2 0	271 0	196 0	395 0	862 0	869 0	480 0	55	55	52
28	Bharatwara, Mahal I.	132 0	57 0	148 0	235 0	440 0	760 0	525 0	69	65	73
	Do. do. II.	239 0	20 0	163 0	208 0	391 0	730 0	525 0	72	63	
29	Kawamna ...	25 0	813 0	266 0	156 0	1,235 0	1,713 0	1,100 0	64	64	64
30	Ranala ..	90 0	341 0	1,097 4	301 0	1,739 4	2,020 4	1,300 0	64	64	68
31	Ajni ...	284 0	823 8	492 4	334 4	1,650 0	2,130 0	1,411 0	65	64	66
32	Yerkhera, Mahal I.	...	...	209 0	243 0	452 0	805 4	520 0	65	65	76
	Do. do. II.	...	22 0	132 0	47 0	201 0	775 0	503 0	65	65	74
	Do. do. III	46 0	16 0	31 0	321 0	368 0	624 0	415 0	67	65	72
	Do. do. IV.	90 0	42 0	21 0	200 0	263 0	472 0	335 0	65	65	
33	Birbina ...	12 8	33 0	241 0	12 8	286 8	306 0	190 0	62	61	62
34	Waregaon ...	23 0	243 0	733 0	556 0	1,532 0	1,595 0	920 0	58	57	57
35	Kantha ...	189 8	...	197 0	881 12	1,078 12	1,292 4	875 0	68	64	77
36	Khairi ...	...	305 0	962 0	453 0	1,720 0	1,746 0	1,100 0	63	63	66
37	Mhasala ..	...	73 0	466 0	241 0	780 0	1,041 0	675 0	65	65	73
38	Bhilgaon ..	57 0	220 0	551 0	313 8	1,084 8	1,433 8	940 0	66	65	71
39	Wanjra ..	36 8	149 0	663 4	291 0	1,103 4	1,271 12	775 0	61	60	61
40	Wanjri ..	227 0	130 0	169 0	23 0	322 0	966 0	646 0	66	63	64
41	Nari, Mahal I	6 0	297 0	245 0	90 0	632 0	698 0	455 0	65	65	68
	Do. do. II	5 0	217 0	342 0	40 0	599 0	654 0	425 0	65	65	
42	Mankapur ..	5 0	36 0	121 0	86 0	243 0	297 0	190 0	64	64	66

Details of revised Assets and Revenue of the Nagpur Group of the Nagpur tahsil,
in the Nagpur district.—(Contd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
43	Sonpur Heti ...	49 8	33 0	48 0	4 8	85 8	140 0	95 0	68	56	65
44	Jaripatka ...	...	130 0	61 0	137 0	328 0	328 0	180 0	55	55	58
45	Warpakar ...	14 0	106 0	44 0	95 4	245 4	270 4	145 0	54	52	93
46	Hansapuri ...	311 4	65 0	94 0	238 8	397 8	723 12	530 0	73	61	87
47	Indura ...	33 0	326 0	408 0	410 8	1,144 8	1,293 8	850 0	65	65	80
48	Binakhi ...	267 0	25 0	632 0	276 0	933 0	1,267 0	885 0	70	65	73
49	Chikhli, Mahal I.	6 0	121 0	474 8	548 0	1,143 8	1,257 8	760 0	60	60	64
	Do. do. II.	...	66 0	82 0	192 0	340 0	360 0	200 0	56	56	
50	Heori ...	73 0	20 12	64 0	38 8	118 4	247 4	158 0	64	56	79
51	Pardi ...	67 0	234 0	359 0	146 0	739 0	833 0	555 0	67	64	69
52	Bhandewari ...	102 0	161 0	469 0	154 8	784 8	1,093 8	685 0	62	60	67
53	Birgaon ...	19 8	210 0	91 0	36 0	337 0	510 8	335 0	65	65	76
54	Wathora ...	455 0	69 0	207 0	508 0	784 0	1,265 0	936 0	74	65	95
55	Tarori Khurd ...	17 0	91 0	211 0	284 0	586 0	685 8	450 0	65	65	98
56	Gondhni Sim ...	34 0	13 0	117 0	119 0	249 0	304 0	195 0	60	61	63
57	Narsala ...	34 0	310 0	462 0	226 0	998 0	1,189 0	784 8	65	65	73
58	Ranala Khurd ...	...	73 0	135 0	240 0	448 0	501 0	325 0	65	65	69
59	Hurkeshwar Buzurg..	13 0	137 0	485 0	614 0	1,236 0	1,402 0	914 0	65	65	76
60	Do. Khurd...	30 0	26 0	96 0	628 0	750 0	806 0	530 0	65	65	84
61	Pipra ...	4 0	574 0	918 0	179 12	1,671 12	1,926 12	1,250 0	65	65	68
62	Ghogli ...	...	64 0	14 0	368 0	446 0	562 0	355 0	63	63	79
63	Bel Tarori ...	539 8	38 0	211 0	356 0	695 0	1,428 8	1,015 0	71	60	70
64	Baisa ...	41 0	20 0	...	245 0	265 0	978 0	615 0	63	62	78
65	Somalwara ...	260 0	341 0	570 8	170 8	1,032 0	1,550 0	1,070 0	69	65	101
66	Ajni Khurd, Mahal I.	...	98 0	212 8	35 0	345 8	381 8	236 0	62	62	69
	Do. do. II.	23 8	129 0	143 8	145 8	418 0	453 8	290 0	64	63	

Details of revised Assets and Revenue of the Nagpur Group of the Nagpur tahsil,
in the Nagpur district.—(Concl'd.)

Serial Number.	Name of Village and Mahal.	Payments of malk-makbuza as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malk-zari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
67	Babulkhera ...	443 0	17 0	219 0	384 0	620 0	1,075 0	800 0	74	63	97
68	Manewara, Mahal I.	129 0	54 0	53 0	152 4	259 4	459 8	325 0	70	65	92
	Do. do. II.	88 0	115 0	24 0	177 0	316 0	399 0	265 0	66	59	
69	Chikhli ...	40 0	16 0	59 0	282 0	357 0	399 0	260 0	65	63	113
70	Sakardara, Mahal I.	50 0	...	...	56 0	56 0	165 0	110 0	67	57	93
	Do. do. II.	73 0	20 0	2 8	51 0	73 8	211 8	140 0	66	55	
71	Bir Peth ...	15 8	61 8	114 0	508 12	684 4	786 12	439 0	56	55	53
72	Dighori Khurd ..	44 0	32 0	94 0	378 0	504 0	552 8	370 0	67	65	83
73	Kharbi ...	3 8	93 0	42 0	30 0	165 0	254 8	130 0	59	59	59
74	Jonpur ...	...	...	...	38 0	38 0	120 0	70 0	58	58	79
75	Harpur ...	71 0	...	56 0	32 0	88 0	212 0	145 0	68	59	81
76	Nagpur ...	926 12	85 0	237 8	250 0	572 8	1,586 4	1,212 0	76	63	82
77	Jattarori ...	301 0	...	49 0.	85 0	134 0	445 0	350 0	79	59	117
78	Dhantoli ..	70 0	29 0	28 0	104 0	161 0	281 0	175 0	62	55	62
79	Lendhra ...	20 0	30 0	78 8	104 0	212 8	312 8	180 0	58	50	77
80	Garga ..	17 0	23 0	15 0	...	38 0	110 0	70 0	63	60	72
81	Bhankhera ...	85 8	...	...	...	...	85 8	86 8	100	100	100
82	Sit dardi-cum-Rajapur ...	156 0	...	...	...	...	156 0	156 0	100	100	100
	TOTAL...	9,534 8	16,643 12	28,447 12	27,824 0	72,915 8	95,821 8	63,263 8	66	63	75
	Total excluding two Government villages Nos. 81 and 82 ..	9,293 0	16,643 12	28,447 12	27,824 0	72,915 8	95,580 0	63,021 0	66	63	75

Final revised list of Revenue for the.....*Nagpur*.....Tahsil of the Nagpur District, "vide Chief Commissioner's Resolution No. 1792, dated the 13th April 1895." **1300**

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
1	Undgaon, Mahal I ...	555	530	25
	Do., do. II ...	660	615	45
2	Neri, Mahal I ...	850	800	50
	Do., do. II ...	395	365	30
	Do., do. III ...	415	390	25
3	Gada ...	2,330	2,150	180
4	Aundhi ...	1,760	1,640	120
5	Bhaori ...	1,415	1,320	95
6	Karholi, Mahal I ...	490	460	30
	Do., do. II ...	520	485	35
7	Mahalgaon ...	1,495	1,385	110
8	Asoli ...	575	535	40
9	Dighori Buzurg ...	2,100	1,965	135
10	Pulsori ...	1,135	1,045	90
11	Pandbarkaura ...	755	705	50
12	Kheri ...	1,500	1,395	105
13	Umargaon ...	620	575	45
14	Adali ...	564	540	24
15	Vihirgaon ...	1,030	975	55
16	Bahadura ...	740	685	55
17	Pandburna ...	595	555	40
18	Tarori Kalan ...	940	895	45
19	Kapsi Buzurg ...	863	800	63
20	Do. Khurd ...	425	425	...
21	Dhargaoon ...	1,060	1,060	...
22	Lihigaon ...	1,000	930	70
23	Sirpur ...	744-8	690	54-8
24	Ghorpar ...	1,750	1,635	115
25	Pawangaon ...	1,280	1,200	80
26	Powari, Mahal I ...	240	235	5
	Do., do. II ...	120	115	5

Nagpur Group of the Nagpur Tahsil.—(Contd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
27	Punapur, Mahal I	390	390	...
	Do., do. II	480	480	...
28	Bharatwara, Mahal I	525	485	40
	Do., do. II	525	510	15
29	Karamna	1,100	1,035	65
30	Ranala	1,300	1,240	60
31	Ajni	1,411	1,345	66
32	Yerkhera, Mahal I	520	485	35
	Do., do. II	503	465	38
	Do., do. III	415	385	30
	Do., do. IV	335	315	20
33	Birbina	190	185	5
34	Waregaon	920	920	...
35	Kautha	875	825	50
36	Khairi	1,100	1,045	55
37	Mhasala	675	625	50
38	Bhilgaon	940	875	65
39	Wanjra	775	775	...
40	Wanjri	646	645	1
41	Nari, Mahal I	455	420	35
	Do., do. II	425	395	30
42	Mankapur	190	180	10
43	Sonpur Heti	95	95	...
44	Jaripatka	180	180	...
45	Warpakar	145	145	...
46	Hansapuri	530	520	10
47	Indura	850	785	65
48	Binakbi	885	835	50
49	Chikhli, Mahal I	760	760	...
	Do., do. II	200	200	...
50	Heori	158	158	...

Nagpur Group of the Nagpur Tahsil.—(Contd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
51	Pardi	555	525	30
52	Bhandewari	685	685	...
53	Birgaon	335	310	25
54	Wathora	936	895	41
55	Tarori Khurd	450	415	35
56	Gondni Seni	195	193	2
57	Narsala	784-8	725	59-8
58	Ranala Khurd	325	300	25
59	Harkeshwar Buzurg	914	845	69
60	Do. Khurd	530	490	40
61	Pipra	1,250	1,155	95
62	Ghogli	355	335	20
63	Bel Tarori	1,015	1,015	...
64	Baisa	615	595	20
65	Somalwara	1,070	1,070	...
66	Ajni Khurd, Mahal I	236	229	7
	Do., do. II	290	280	10
67	Babulkhera	800	780	20
68	Manewara, Mahal I	325	310	15
	Do., do. II	265	265	...
69	Chikhli	260	250	10
70	Sakardara, Mahal I	110	110	...
	Do., do. II	140	140	...
71	Birpeth	439	439	...
72	Dighori Khurd	370	345	25
73	Kharbi	150	150	...
74	Sonpur	70	70	...
75	Harpur	145	145	...
76	Nagpur	1,212	1,212	...
77	Jattarori	350	350	...
78	Dhantoli	175	175	...

Nagpur Group of the Nagpur Tahsil.—(Concl'd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
79	Lendhra	180	180	...
80	Garga	70	70	...
81	Bhankhera	86-8	86-8	...
82	Sitabardi cum Rajapur	156	156	...
	Total	63,263-8	60,098-8	3,165
	Total, excluding two Government Villages, Nos. 81 and 82	63,021	59,856	3,165



**RENT-RATE REPORT FOR THE KORADIH GROUP (No. VI) OF THE NAGPUR
TAHSIL, NAGPUR DISTRICT.**

The Koradih group comprises all that portion of the Hingna pargana which lies to the north and is drained by the Waingunga.

It is bounded on the north by the Koilar river, which divides it from the Ramtek tashil ; on the east by the Nagpur and Bori groups ; on the south by the Hingna group, being the southern portion of the pargana ; and on the west by the Kalmeshwar plain.

Position and boundaries of the Koradih group.

It covers an area of just over 100 square miles (nazul land being included), or 98 square miles of malguzari land, and it comprises 67 villages or 78 mahals. There is no Government forest within its borders.

Area and number of villages.

2. The Koradih group occupies a mid position between the Nagpur pargana and the Kalmeshwar plain ; the two plains being divided from each other by a backbone of hill and high land, which runs right up the middle of the group. This high land starting from the elevated land on which the Ambajhari reservoir is situated, runs up forming a broad plain with small hills on its surface up past Telingkheri, and is crossed by the Kalmeshwar road at Junapani and Magardhokra ; it then extends into Mahurjhari, Pitesur and Sitagondi, from which it breaks up into a line of disconnected hills, and these taking a north-easterly direction through Gondhni, Photara and Linhara join the low sandstone hills, which have risen up above the trap at Koradih and Suradevi. It is this block of highlying land which shuts Nagpur off from the western portion of the tashil.

Natural features.

The area of lowland between it and the Nagpur group is very narrow at the south ; but when the Pili river is reached, the Nagpur group recedes, and the land between the hills and the Nagpur group is here much broader, and forms the Takli plain, extending east of the Chhindwara road up to the low hills on the banks of the Koilar. The Takli plain has all the characteristics of the Nagpur pargana, and really forms a part of the Nagpur-Kamptee plain.

On the north along the Koilar border a strip of land joins the two plains of Nagpur and Kalmeshwar, and the villages along this border are very good ones.

To the west of the highland, there are also very good villages bordering the Kalmeshwar group ; and it is only on this elevated land that poor villages are found, and even among these there is some good soil in hollows and along the nala banks.

The group is therefore superior to the southern portion of the pargana, which lay in the Wunna valley, and has been disposed of as the Hingna group.

I have included in this group three villages of the Patansaongi pargana, which are rather below the average of the Kalmeshwar group.

3. The southern villages of the group are drained by the Nag river ; the central portion by the Pili river ; and the northern by the Koilar, (which is fed by a large nala known as the Gaemukh, and the Lendi nala which flows into the Kanhan at Kamptee. There are several minor nalas which feed these various streams, such are the Wari nala, the Hazaripahar nala, the Lawa nala, and the Mahurjhari nala, all having an easterly course. Most of these nalas are lined with "sindibans" or date palm trees, and it is only those nalas which flow through the Takli plain that have done much damage, or impoverished the soil in their neighbourhood.

Rivers and nalas of the group.

Population and Villages.

4. The population of the Koradih group is 15,912, or about 160 to the square mile, which indicates a rather low pressure, and it is surprising how few large villages there are in the group, in point of population.

Very few large villages.

The largest villages are :—

	Acres.		Acres.
Koradih	1,175	Lawa	467
Takli	1,043	Jaitala	418
Gondhni Buzurg.	914	Lonkhari	431

This comparative sparseness of population is to be accounted for by the fact that the fertile Nagpur and Kalmeshwar parganas on either side have drawn off the population, and the trading centres have sprung up in the more fertile tracts. The three largest villages are situated in the Takli plain.

5. Koradih is noted for its annual fair, at which from 20,000 to 30,000 people assemble to visit the temple of Devi situated in the neighbouring *rith* village of Jakhapur. Koradih is also frequently mentioned as marking a point where the trap gives way to sandstone, and its hills possess a geological interest.

6. But if there are a paucity of large villages in the group, the population is evenly distributed, and there are only 8 out of the 67 villages, which are *rithi* or uninhabited. In this respect it affords a contrast to the Hingna group, in which there were larger villages, but many more uninhabited estates.

Trade and Communications.

7. Although there are not any trading centres except Koradih itself within the group, its situation is exceedingly favourable. The Takli plain lies within the immediate sphere of influence of Nagpur and Kamptee cities. The southern villages are all quite close to Nagpur. The western and north-western villages come under the influence of Kalmeshwar and Patansaongi trade, and the central villages have their choice of the markets of Nagpur or Kalmeshwar.

8. In point of roads the group is extremely fortunate, as it is traversed by all the roads which converge on Nagpur from the north and west. Thus there is the Kalmeshwar road which cuts the group in two, and the Chhindwara road which crosses the Takli plain.

Then, the road through Sonegaon and Siwangaon to Hingna connects the southern villages with Nagpur, and from the west the Bazargaon road comes connecting Wari with Nagpur, and the north-western villages are crossed by the country-road direct from Nagpur to Patansaongi.

The cultivator of the group can always find a market for his produce at a less distance than half a days journey, and of course a number of the easterly villages are practically part of Nagpur itself. It is unnecessary, therefore, to say anything about prices, as the Nagpur prices are within the reach of every cultivator.

9. The usual statement showing the distribution of the village area is given below. Distribution of village areas. It shows the details of area occupied and cultivated.

	Occupied area.					Total area un-occupied	Total area of group.	Total area irrigated.	Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of plough-cattle.
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than 3 years.	Total area occupied.							
	Under crop.	Fallow of 3 years or under.	Total.									
1	2	3	4	5	6	7	8	9	10	11	12	13
	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	No.	No.	No.	No.
At present ...	44,524.58	1,407.31	45,931.89	8,455.41	54,387.30	8,795.29	63,182.59	664.87	207	...	2,278	4,556
Percentage on total areas of areas in cols. 4, 6 & 15 ...	...	...	73	...	86	...	...	1	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 12, 15, 16, 17, 18 & 19 ...	43,234.31	11,56.92	44,391.23	73,37.69	51,728.92	12,564.80	64,298.72	241.21	28	...	...	...

The total area of the group is less than the area of last Settlement by about 1,000 acres, owing to the acquisition of land by Government, most of which has been taken from the villages of Telingkhari and Ambajhari, and the malguzari area of the group will be still further diminished, when the land acquired within the catchment area of the Ambajhari reservoir is struck out, which has not yet been done, but will be done before assessment. The two villages of Takli Sim and Kachimet will be left with only insignificant strips of land.

10. In spite of this decrease in the total area, the area occupied has increased by about 5 per cent, and the area cultivated by about 4 per cent. The increase of cultivation is mainly confined to the *rich* villages on the elevated land in the centre of the group, notably in Kakardara, Makardhokra, Kachimet and a few other villages.

But 86 per cent of the total area is occupied by holdings, and so there is not much scope for extension of holdings; while 78 per cent of the total area is cultivated, being equivalent to 91 per cent of the occupied area.

Waste and old fallow thus occupy 9 per cent of the area included in holdings; of the area in cultivation about 3 per cent is current fallow. This is chiefly due to the dryness of last season.

11. Of the unoccupied area (which is equal to 14 per cent of the total area), about 60 per cent comes under the unculturable head, and 40 per cent under grass and scrub jungle. The areas under tree forest or groves are too insignificant to be taken into account.

12. The area irrigated comes as usual to about 1 per cent of the total area, or rather under 2 per cent of the cultivated area. There are 207 wells which irrigate a trifle over 3 acres of land each, on an average.

Irrigation is important in the village of Lonkhari, Gondhni Buzurg, and Phetori also, in some of the villages just near Nagpur, and notably Pandrabori, where Gopal Rao, Pleader has made a tank, and dug several wells for irrigational purposes.

13. The details of ploughs and bullocks show a plough and a pair of bullocks to about every 20 acres of land cultivated. The holdings are larger here than in Kalmeshwar, and the proportion of the heaviest soil is much less than in both that group, or the groups of the Nagpur pargana, so that there are not so many ploughs here in proportion. On the other hand, there being so much more wheat land here than in the Hingna group, there are more plough-cattle here than in that group, in proportion to the area.

14. The statement showing the soil classing of the group is given below:—

Soils.	Wheat land.										Bari.				Miscellaneous.		Total.
	Ordinary.	Khari.	Lawn.	Pathar.	Wahuri.	Ran.	Ban-dhia.	Ban-dhan.	Irrigable.	Khari irrigable.	Khari irrigable.	Irrigable.	Barani.	Sugarcane.	Mutafarakat.	Khari mutafarakat.	
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Kali II ...	101.70	7	...	...	12.29	...	...	...	...	...	...	...	...	...	...	...	120.99
Morand I ...	3,735.23	71.21	2	60.44	599.49	...	9	...	3.27	...	1.35	69.35	10.26	6	38.04	...	4,605.64
„ II ...	18,223.89	196.56	76.41	763.82	3,884.16	41	72.92	8.35	77.49	11.78	33.54	498.95	29.13	133.04	3,143.68	76.16	27,180.29
Khardi ...	2,917.84	40.65	97.72	76.97	287.22	2	12.99	2	45	...	6.61	46.80	4.83	4	7,458.15	230.59	11,187.82
Bardi ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2,694.12	17.64	2,711.76
Retari ...	...	...	...	...	...	...	...	...	...	...	...	...	1.25	...	110.89	5.65	117.79
Kachhar ...	7.60	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	7.60
Total ...	24,986.26	315.42	176.13	901.28	4,733.16	2.41	94.91	10.35	81.21	11.78	41.50	614.10	45.47	143.04	13,444.88	330.04	45,931.89

In accordance with my usual custom, I compare below the classing as at present effected with the classing of the last Settlement : the proportion borne to the occupied area by each class of soil, according to the classing of both Settlements, is shown below :—

Soil.	Percentage to occupied area.	
	At present Settlement as now classed.	At the last Settlement as then classed.
Kali I ...	Nil.	14
„ II ...	3	33
Morand I ...	9	22
„ II ...	54	
Khardi ...	28	25
Bardi ...	8	5
Retari ...	7	1

15. It is evident that the soil classing of last Settlement was unusually inaccurate in this group, and the serious over-classing of this group led to very heavy assessment in some poor villages.

Morand II is the prevailing soil and much of this was evidently classed as Kali I at the last Settlement. Indeed, according to the figures of last Settlement, this group is superior in soils to the Kalmeshwar group.

16. The separate classing of land according as it can, or cannot produce wheat, has also been effected with the result, that the area of Morand I unable to bear wheat in this group, is very trifling; of the Morand II, 12 per cent, and of the Khardi 70 per cent is unable to produce wheat.

Wheat land and non-wheat land.

Altogether the cultivated area of the group may be divided up as being :—

	Per cent.
Wheat land ...	68
Garden „ ...	2
Incapable of producing wheat ...	30
Total ...	100

17. Of the total cultivated area $1\frac{1}{2}$ per-cent is khari, this is what might be expected in this group, for the khari area ranges from 1 per cent in poor groups, to 2 per cent in good and populous groups. Of the wheat land, 3 per cent is pathar or sloping, and 15 per cent is washurior cut up by water-channels; most of this latter occurs in the Takli plain, where the nalas do more damage.

The area embanked and irrigated is not large, and the same remark applies to lawn. Of the total wheat land, therefore, 82 per cent is in ordinary or favourable situations. I have already noticed the villages where irrigation and garden land are of most importance, and I will now pass on to the crops.

18. The details of cropping in this group are enumerated below. The figures of course relate to the last season. I compare these details with those of the neighbouring groups of Kalmeshwar, Nagpur and Hingna :—

Crops.	Percentage on cropped area in each group.			
	Koradih.	Kalmeshwar.	Nagpur.	Hingna.
Wheat	30	30	39	13
Juari	23	26	16	42
Juari-tur	4	13	2	23
Cotton	22	16	19	12
Cotton-tur	5	4	3	1
Linseed	2½	1½	2½	2½
Tur	2½	3	6	...
Gram	1	1	6	1
Lac	5	5.5	6.5	5½
Til				
Others				

The group to judge from its cropping, therefore somewhat resembles the Kalmeshwar group, except for the fact that its rain-fall is too heavy for much cotton to be successfully grown, and, in this respect it resembles Nagpur; the greater amount of juari grown here being due to the larger area of poor non-wheat-bearing land within its limits.

I have quoted the figures for the Hingna group to illustrate what I said in that report, regarding the difference between the two portions of the Hingna pargana, according as they lay in the Wunna or Waingunga river systems.

The area of wheat in this group is—

30 per cent of the total cropped area.
44 Do. the wheat land.
54 Do. wheat land in ordinary or favourable positions.

The percentage of wheat to wheat land is the same as in the Nagpur pargana, and is larger than in many groups; because in this group also cotton cannot rise to be a rival of wheat; the rain-fall being too heavy for it. The crop statistics of the last Settlement are too inaccurate to be worth recording.

19. I now pass to the consideration of the division of the occupied area among the several tenures of the group; along with which will be briefly described the castes and circumstances of the proprietors and tenants, and the transfers of villages and holdings.

The usual statement of tenures is given below :—

	Held by malguzars.				Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by tenants of superior class in ordinary tenant right.	Held by ordinary tenants.		Total occupied area.
	As sir.	Other than sir.	Total.	Area of total leased.	No. of hold-ings.	Area.	No. of hold-ings.	Area.		No. of hold-ings.	Area.	
1	2	3	4	5	6	7	8	9	10	11	12	13
	Acres.	Acres.	Acres.	Acres.		Acres.		Acres.	Acres.		Acres.	Acres.
At present	2,602.46	1,029.02	3,631.48	261.96	494	9,340.99	1,126	23,348.89	2,286.57	499	9,492.01	54,387.30
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	7	...	...	17	...	43	...	...	17	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	2,610.28	...	2,610.28	...	...	11,716.13	...	7,605.19	...	...	23,007.49	51,728.92

The area held by proprietors is only 7 per cent in this group; but it has increased by nearly 40 per cent since the last Settlement.

The sir area, however, is about the same as it was then, and all that has happened is that a good deal of old sir has been converted into ryoti land; its place being taken by new sir. The small amount of the proprietary cultivation is accounted for by the large number of villages held by non-cultivating proprietors.

About 8 per cent is held by malik-makbuzas, and nearly 2 per cent by revenue-free grantees; altogether therefore 10 per cent is held by plot proprietors; who form a fairly important class here.

The absolute occupancy area has decreased by 20 per cent; the decrease is large; but is always sure to occur near Nagpur. The absolute occupancy tenants now hold 17 per cent of the total occupied area, or 20 per cent of the tenant area.

Occupancy tenants now hold 43 per cent of the occupied area, equal to 52 per cent of the tenant area, and the area held in this right is more than treble what it stood as at the time of the last Settlement.

The area held by ordinary tenants amounts to the same percentage on the occupied area as the area held by the absolute occupancy class, in addition to which, about 4 per cent of the occupied area is held in ordinary right by tenants of superior classes.

20. The average size of holdings in this group is nearly 20 acres, and is naturally somewhat larger than in the Nagpur and Kalmeshwar groups, since this group contains more of the poorer soils, and its superior soil is chiefly of the morand II class.

21. The castes to which the proprietors of this group belong, are detailed below:—

Caste.	No.	Caste.	No.
Brahmins	16	Koshtis	2
Kunbis	9	Templis	2
Mahomedans	9	Marwari	1
Marathas	7	Telanga	1
Pardeshis	4	Vidur	1
Gosavis	2	Ganbhi	1

The contrast between the proprietary body of this group and that of the Kalmeshwar group is therefore very marked indeed.

The nine Kunbi proprietors only hold 4 mahals between them.

22. This is a group of large proprietors like the Hingna group.

The Bhonsla estate holds here eight villages immediately bordering on Nagpur, of which three are "mokasa" and one is "makta."

The Sausthanik estate holds five villages. Ramkrishna Puri Gusavi holds nine villages (including Koradili), and one mahal of a-tenth, and one village as mortgagee. Ganpat Rao Ghatate holds one village and a second as mortgagee. Seth Kasturchand owns the fine village of Takli.

A deity who rejoices in the name of Ramchandra Swami, owns two villages, which are managed by a Maratha lady; a widow.

A butcher of Kamptee owns the large village of Nara.

Ranoji Naik owns Khargaon, under Court of Wards' management.

The three villages of the Patansaongi pargana included in this group, are owned by Kunbis and Koshtis.

The Rajputs of Dhapewara own the large village of Walni.

Three villages are owned by pleaders, and three by the Maratha proprietors of Wanji and Nari in the Nagpur group.

Gopal Rao, an Honorary Magistrate of Ramtek owns the village of Suradevi.

The aged Hakim Syed Ahmed owns three villages.

Four villages are owned by two of the Butis.

The other villages are held by various proprietors. There are only three or four proprietors in the whole group who can rightly be called poor; though some others are in debt.

It is not surprising then if the proprietors have so little cultivation.

23. The principal castes to which the tenants of the group belong, are stated below, with the numbers of each castes.

Tenants.

Castes.	No.
Kunbis	892
Mahars	369
Malis	163
Brahmins	114
Telis	81
Lodhis	51
Pardeshis	51
Warhis	50
Gonds	32
Marathas	31
Mahomedans	31
Kalars	24
Sunars	9
Marwaris	7

Total ... 1,905

Other castes ... 167

Total ... 2,172

The chief cultivators are, therefore, not in the same overwhelming majority as was the case in the Kalmeshwar group.

24. There are of course a large number of substantial tenants in the group, but they are certainly not so well-to-do as the Kalmeshwar cultivators; they do not hold such fertile land, they have not the same commercial keenness, and they have fallen an easier prey to their natural enemy the money-lender; they have not cultivated their land so well; they are extravagant; and they are too fond of Nagpur. At the same time their standard of comfort is on a higher scale than in the inferior groups of the tahsil.

The smaller amount of land held by protected tenants in this group, and the larger decline in the absolute occupancy area, are the best signs of the characteristics of the tenants, which I have described above. They are very quarrelsome and litigious, especially in the villages near Koradih and on the Takli plain, and they have thus wasted much of their substance.

Transfers of absolute occupancy land.

25. The following statement further illustrates my remarks; it deals with the transfers of absolute occupancy lands.

Details of purchaser.	Area.	Rent.	Percentage on total absolute occupancy area.
	Acres.	Rs.	
Bought by cultivators of the village	205	213	2
Do. do. another village	98	74	1
Do. malguzars	214	236	2
Do. others	924	1,073	10
Total	1,441	1,596	15

In Kalmeshwar we found that of the absolute occupancy land only 9 per cent had been transferred, and only 2.4 per cent was in the hands of money-lenders. Compared with transfers in other groups. In the Uparwahi group only 8 per cent had been transferred, and only 3.8 per cent was in the hands of money-lenders. In this group the area transferred has been 15 per cent, and 10 per cent is in the hands of money-lenders.

These figures fully bear out my general conclusions, as to the condition of the tenants, as compared with those of other groups in this tahsil.

I now come to the question of rent-rates, and the amount of rent enhancement which has taken place in the group since Settlement.

26. The rent-rates per acre of the several classes of tenants are compared with the rent-rates at the time of the last Settlement.

Class of tenant.	Rent per acre at Settlement.	Rent per acre at present.	In-crease per cent.	Actual present rents.
	Rs. a. p.	Rs. a. p.		Rs. a. p.
Absolute occupancy	0 15 2	0 15 4	+1	8,971 11 0
Occupancy	0 13 2	0 13 1	...	19,112 12 3
Ordinary	0 10 8	0 15 11	+49	11,730 2 0
All-round	0 12 4	0 14 4	+16	39,814 9 3
Occupancy-cum-ordinary	0 11 4	0 14 0	+24	30,842 14 3

The enhancement of occupancy rents over the occupancy-cum-ordinary rate of last Settlement only amounts to about 14 per cent, and the only real enhancement has been of the ordinary rents. Considering the very heavy assessment on this group, the smallness of the rent enhancement has been most remarkable.

In a few villages and those which have been bought by Mahomedans, the enhancements have been very large ; but in a great number of villages rents have hardly been touched.

27. There is not much sir land sub-let, and the rate at which it is let, is really remarkably small; for 262 acres have been let for Rs. 458, or Re. 1-12-0 an acre only.

On the other hand, the area sub-let by tenants has been considerable. Absolute occupancy tenants have sub-let 9 per cent of their land, and occupancy tenants have sub-let about 7 per cent.

Thus :—

Class.	Area sub-let.	Rent.	Rent at which sub-let.
	Acres.	Rs. a. p.	Rs. a. p.
Absolute occupancy	905	930 0 0 @ 1 0 5 per acre.	1,985 0 0 @ 2 3 1 per acre.
Occupancy	1,513	1,327 0 0 @ 0 14 0 per acre.	3,133 0 0 @ 2 1 2 per acre.

Tenants have thus been able to realize more than double their rents from sub-tenants

Assets.

28. The assets at last Settlement and at present, (siwai being excluded), stand as follows :—

	At Settlement.	At present.	Increase per cent.
	Rs. a. p.	Rs. as. p.	
Cash ...	37,993 4 3	45,291 7 5	19
Valuation of sir, &c. ...	2,797 9 3	4,607 5 10	64
Total ...	40,790 13 6	49,898 13 3	22

The increase of 22 per cent is arrived at by a 16 per cent increase in the **rent-rate** (at which the sir land is valued), coupled with a 5 per cent **increase** in the rent-paying area. In certain villages the assets have **risen** very largely ; in many they have been quite stationary.

29. The revenue assessment at last Settlement amounted to Rs. 33,200, and fell at no less than 81 per cent of the assets.

The Hingna pargana with its large and some of them influential proprietors had **escaped** during the native rule, and an increase in revenue is noticeable in the later British Settlements ; as in some villages land was **much** over-classified ; some of the assessments were grossly excessive ; and it is a matter for wonder how they came to be accepted at all. Of course prices had just begun to rise and **people** were so anxious to establish a claim at all hazards, that they accepted a very heavy assessment, rather than forego their claims.

Rents on the other land remained low, and this was because in the days when rents were moulded by the revenue, the assessment was comparatively light ; while under the later British management enhancement of ryots' rent was discouraged.

The contrary is observable in the Kalmeshwar group. Their revenue assessments, and consequently also rents had been on a higher scale during the native rule, and the British Settlements were in the direction of reduction.

30. As was to be expected with so high a demand and with purchasers ready to take land so near Nagpur, the weaker proprietors went to the wall, and of the 67 villages in the group, no less than 30 have been transferred, in whole or in part. Putting aside the Bhonsla and Saasthanik estates, the large proprietors of the group have not got nearly all their villages by purchase since Settlement. There is nothing very instructive in the details of these transfers, and 3 or 4 times the revenue has been the average price obtained ; cases of re-sale have however, been very rare. It is not necessary to give any details of these transfers.

An instance of the value attached by a money-lender to a village on account of the profits he can get by money-lending, grain advances, and cultivation, is afforded by the following facts.

On partition certain villages fell to the share of Jang Bahadur Puri, one of the chelas of the late Padampuri : these villages were Dahigaon, Ghogli, Saormendha, Sitori, Jakhapur and Banwari.

The aggregate profits of these villages after deduction of land revenue and cesses amount to—

Cash ... Rs. 1,090
Sir ... Acres 513

and Jang Bahadur Puri surrendered these villages together with the plant and business relating to them to his fellow chelas, in consideration of a sum down of Rs. 1,50,000.

Factors.

31. The factors adopted for the group have been precisely the same as those of the Uparwahi group, the only changes from the tahsil scale, being the deduction of only 33 per cent instead of 50 per cent in morandi wahuri. The lower factors of embanked land and the higher factors for mutafarikat land, in the khari position. All these changes have been fully explained in other groups submitted this season, and it would be waste of time to recapitulate what has been said so often.

32. The variation of unit incidences in the various mahals is very large, they range from .33 to 2.62, the average of these incidences is 1.01, and the unit incidence of the groups as a whole, is .92, being slightly less than the unit incidence of the Nagpur group.

Mahal incidences. The details of the incidences are as follows :—

Incidences.	No. of mahals.
.30 to .40	1
.40 to .50	1
.50 to .60	4
.60 to .70	8
.70 to .80	8
.80 to .90	14
.90 to 1.00	8
1.00 to 1.10	10
1.10 to 1.20	5
1.20 to 1.30	1
1.30 to 1.40	8
1.40 to 1.50	4
1.50 to 1.60	2
1.60 to 1.70	1
1.70 to 1.80	1
2.55	1
2.62	1
Total	78

33. Before going on to comment on these incidences, I give also the incidences of each class of tenant, the acreage rates being also added for convenience sake.

Class.	Acreage rate.	Rise since Settlement per cent.	Unit incidence.
	A. p.		
Absolute occupancy	15 4	+ 1	.85
Occupancy	13 1	— 1	.84
Ordinary	15 11	+ 49	1.20
All-round	14 4	+ 16	.92
Occupancy-cum-ordinary	14 0	+ 24	.95

34. The two mahals in which the incidences are so high, are the villages of Telingkheri and Kakardara; both Court of Wards' villages. In both cases I propose to re-adjust rents all round. In Telingkheri the high incidence is due to so much area having been acquired without adequate reduction in rents; while in Kakardara there was a grass reserve at Settlement, and the Court of Wards' Kamdar having to deal with ignorant Mahars desirous of getting new land, was able to take advantage of the competition, and obtain rents on poor soil, which are in many cases manifestly exorbitant, and entail hardship on the tenant. It is not a case of enhancement, but advantage taken of competition among a number of cultivators unable to calculate their own advantages or disadvantages. I advocate a complete re-adjustment of rents, as indicated in the remarks in Statement C against these villages.

The next highest incidence, that over 1·70, occurs in the small *rith* village of Jakhapur, over a very small area. Being the site of a famous temple, and a large fair, land seems to have been desired there.

The next incidence over 1·60, is 1·63 in Dharmpeth, the demand is naturally large here. The remaining incidences which range highest occur in the villages near Patansaongi, and along the Koilar, where rents always seem to be high (as in the Kalmeshwar group), also in Pitesur and Makardhokra, where the malguzars have enhanced largely.

The lowest incidence of all occurs in Kachimet, a *rith* village, with no houses close at hand. The village was bought by Gopal Rao, Pleader, for grazing chiefly, and he has not cared to devote much trouble to rents here.

The other low incidences occur chiefly in small mahals, or where the demand for land is small e. g., Khandala. The high incidence of Koradih is counterbalanced by low incidences in some of the neighbouring villages following the principles which I endeavoured to explain in recent reports.

Except for the extreme cases, which I have specially explained, there are only the ordinary fluctuations between incidences which are commonly met with. I now come to the question of the fixation of a standard rate.

35. The group is an average one: it possesses it is true, great advantages of situation in respect of markets and communications; but its soils are not of strikingly good quality; its cultivators come up to a fair average of the tahsil.

Standard rate. It is about equal to or perhaps all round rather better than the Uparwahi group; but is better situated as regards Nagpur. On the other hand, its absolute occupancy tenants are less numerous, and more of the land has left the possession of the true sons of the soil.

Standard based on comparison with the standards of other groups. A standard rate of from 1·10 to 1·20 would therefore seem *prima facie* fair for it; as compared with other groups.

On examining the incidences of each tenant class, it is evident that the incidence at Settlement must have been about 80 in this group, which would indicate a standard rate of 1·20 as fair.

36. The rates indicated by each class of incidence raised 50 per cent above its last Settlement incidence, would be—

	Per cent.
Absolute occupancy ...	1·25
Occupancy ...	1·10 (As compared with occupancy-cum-ordinary of last Settlement).
Ordinary ...	1·20
All-round ...	1·20
Occupancy-cum-ordinary ...	1·15

If the standard rate be based on the occupancy class, which is by far the largest, then 1·10 would be the fair standard for the group; but this would hardly be high enough for the absolute occupancy class, and the occupancy-cum-ordinary figures, which are perhaps the best guide, indicate 1·15, and I accordingly propose 1·15. It implies a 35 per cent enhancement of both the protected classes, and it is below the present ordinary incidence, which represents a very modest increase over the Settlement rate, on a class which was for a long time unprotected, and can still be enhanced by the landlords. It is also amply justified by comparison with the standard rates of other groups in the tahsil.

Mahal unit-rates.

37. The rates which I have proposed are based on the hypothesis that all the villages of the group might *prima facie* pay the standard rate. In the poorer villages on the high lands, the soil classing and factors fully allow for the inferiority of the soil, and all the villages are fairly well situated for roads and markets. But of course there are some villages especially well situated, and these rank above the general average. My proposals which I have endeavoured to justify in the notes attached to Statement C comprise more rates below, than above the standard rate, which is due to the lowness of the existing incidences, and the average of the rates proposed come to 1·11 only.

The exact standard rate is proposed in the case of 17 mahals, in 28 mahals it is exceeded, and in the remainder or 33 mahals a rate below the standard rate is proposed. The rates range from ·60 to 1·50.

For the valuation of sir, I propose the ryoti rate, except when this is below the standard, in which case I have proposed the standard rate only, I have exceeded the standard rate only when justified by the ryoti rate.

38. In conclusion I give below figures comparing the Koradih group with other groups of the Nagpur tahsil.

Group.	Area.	Per- cent- age occu- pied.	Per- cent- age culti- vated.	Per- cent- age wheat land.	Per- cent age wheat.	Acre- age rate.	In- crease since Settle- ment.	Unit inci- dence.	Stan- dard rate.
	Sq. miles.					Rs. a. p.			
Nagpur	119	92	78	95	40	1 4 7	+19	94	1.10
Takalghat	116.30	78	61	71	20	0 10 9	+11	73	.90
Kalmeshwar	79.80	89	83	89	30	1 8 11	+8	1.03	1.25
Uperwahi	51.80	88	75	60	15	0 12 9	+4	.80	1.10
Hingua	73.70	81	60	39	12	0 12 7	+14	.96	1.15
Bazargaon-Kauras	107	61	49	40	7	0 11 2	+28	.94	1.05
Kanholi	71.70	68	44	26	6	0 11 2	+25	1.19	1.10
Koradih (under report).	98	86	73	68	30	0 14 4	+16	.92	1.15

Koradih therefore though not quite in the first rank of the group of the tahsil, ranks with the superior ones.

NAGPUR :

Dated the 26th October 1892.

R. H. CRADDOCK,

Settlement Officer

RENT-RATE REPORT FOR THE KORADIH GROUP OF THE NAGPUR TAHSIL,
NAGPUR DISTRICT.

No. C-459, dated the 29th October 1892.

Submitted to the Revenue Secretary to the Chief Commissioner.

The group includes the country lying to the west and south of the station of Nagpur. Much of its surface is stony and undulating, but rents are very low for the neighbourhood of a large town. The average per acre (taking all classes of ryots together) is only Re. 0-14-4. There has been a small increase in cultivation. The all-round rent-rate has risen by 16 per cent only, and assets are now larger by 22 per cent only, than they were at last Settlement. The revenue then assessed fell at 81 per cent. There is clearly a case for a substantial enhancement of rents.

2. All the Settlement Officer's statistics point to a standard rate of 1.20, but he has adopted 1.15, because 1.20 would enhance the occupancy tenant rate more than 50 per cent over the ordinary tenant rate of last Settlement. But the two rates are of course not altogether comparable: it is the better class land of that time which is held in occupancy right now. I suspect that the Settlement Officer was influenced by a desire to keep his standard rate in accord with that adopted by him for the Nagpur group. But I believe that the Nagpur rate was pitched too low, and I would not sacrifice revenue for the sake of consistency in statistics.

I think that the standard should have been 1.20, and I have suggested some changes in the Settlement Officer's village rates.

J. B. FULLER,

Commr. of Settls. and Agriculture

STATEMENT A.— Koradih Group of the Nagpur Tahsil, Nagpure District.

Thakbast and Serial Numbers and Name of village.	Number and Name of mahal.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at present.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
1 —Takli 101 Buzurg.	1 Takli Buzurg.	1,399 13 0	102 5 8	1,502 2 8	108	7	1,582 13 3	131 3 4	1,714 0 7	+211 13 11	-14	-6
2 —Nara 99	2 Nara	1,335 8 0	12 12 11	1,348 4 11	1,148	85	1,823 8 0	33 6 8	1,856 14 8	+508 9 9	38	-5
3 —Kosari 105	3 Kosari, Mahal I.	606 0 0	14 6 0	680 6 0	471	69	347 0 0	15 15 9	362 15 9	+55 9 9	+8	+9
	Do. II.						373 0 0	...	373 0 0			
4 —Mathni 98	5 Mathni	233 8 0	4 3 8	237 11 8	160	67	302 0 0	5 9 9	307 9 9	69 14 1	29	6
5 —Khasala 106	6 Khasala	288 8 0	189 9 10	478 1 10	320	67	375 0 0	237 9 0	612 9 0	134 7 1	30	1
6 —Sitorli 97	7 Sitorli	336 8 0	13 1 0	349 9 0	270	77	364 8 0	41 6 10	405 14 10	56 5 10	16	2
7 —Suradevi 96	8 Suradevi	528 4 0	48 13 11	577 1 11	500	85	830 15 0	33 15 10	873 14 10	296 12 11	51	-1
8 —Koradih 95	9 Koradih	1,515 15 0	153 9 3	1,669 8 3	1,242	7	1,491 14 0	240 8 6	1,732 6 6	62 14 3	3	-13
9 —Panjra 92	10 Panjra	200 12 0	3 15 2	204 11 2	111	10	288 8 0	6 0 7	293 8 7	88 13 5	43	-1
10 —Jakhapur 93	11 Jakhapur	96 0 0	2 13 9	98 13 9	80	83	109 8 0	...	109 8 0	10 10 3	11	-27
11 —Khapakhhera 24	12 Khapakhhera	366 8 0	9 8 3	376 0 3	230	77	450 8 0	32 6 0	482 14 0	106 13 9	28	-2
12 —Indura 88	13 Indura	394 3 0	...	394 3 0	310	78	330 0 0	149 2 10	479 2 10	84 15 10	22	12
13 —Nanda Buzurg 87	14 Nanda Buzurg	509 12 0	40 2 9	549 14 9	425	77	448 8 0	195 2 6	643 10 6	93 11 9	17	-11
14 —Ghogli Buzurg 83	15 Ghogli Buzurg	884 12 0	42 6 2	927 2 2	700	76	944 13 0	145 5 3	1,090 2 3	163 0 1	18	-4
15 —Mahadula 89	16 Mahadula	340 0 0	6 11 7	346 11 7	246	69	476 8 0	38 14 3	515 6 3	168 10 8	48	-8
16 —Bhokara 91	17 Bhokara	450 12 0	6 2 2	456 14 2	462	99	668 0 0	...	668 0 0	211 1 10	46	-5
17 —Chatrapur 100	18 Chatrapur	169 8 0	1 14 11	171 6 11	197	115	414 4 0	17 8 6	431 12 6	260 5 7	152	-1
18 —Gondhni Buzurg 83	19 Gondhni Buzurg	1,404 7 0	10 6 3	1,414 13 3	1,100	78	1,409 8 0	4 10 6	1,414 2 6	0 10 9	...	4

STATEMENT A.— Koradih Group of the Nagpur Tahsil, Nagpur District.—(Contd.)

Thakbast and Serial Numbers and Name of village.	Number and Name of mahal.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at present.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
19 90—Lonhara ...	20 Lonhara...	535 8 0	7 1 8	542 9 8	500	92	840 12 0	53 5 6	894 1 6	351 7 10	65	13
20 84—Chakikhapa.	21 Chaki-khapa.	192 4 0	47 13 10	240 1 10	200	83	312 8 0	34 2 5	346 10 5	106 8 7	44	27
21 77—Bhartwara...	22 Bhartwara.	631 4 0	19 13 9	651 1 9	500	77	839 8 0	83 5 5	922 13 5	271 11 8	42	-2
22 85—Gumthala ...	23 Gumthala.	1,117 5 0	17 6 5	1,134 11 5	700	62	1,100 9 0	42 12 4	1,143 5 4	8 9 11	1	6
23 14—Lonkhari ...	24 Lonkhari.	893 9 0	58 11 7	954 4 7	700	73	893 9 0	93 3 2	986 12 2	32 7 7	3	-4
24 13—Khapa ...	25 Khapa ...	871 8 0	91 2 11	962 10 11	750	78	849 2 0	152 5 3	1,001 7 3	38 12 4	4	1
25 12—Chicholi ...	26 Chicholi, Mahal I.	291 4 0	43 1 11	334 5 11	230	69	74 8 0	44 6 9	118 14 9	94 2 6	28	16
	27 Do. II.						87 0 0	12 6 11	99 6 11			
	28 Do. III.						63 0 0	15 10 7	78 10 7			
	29 Do. IV.						131 8 0	...	131 8 0			
26 10—Tandulwani.	30 Tandulwani, Mahal I.	...	...	...	...	...	210 0 0	21 14 11	231 14 11			
	31 Do. II.	724 0 0	56 9 8	780 9 8	605	78	184 8 0	49 11 0	234 3 0	115 12 8	15	18
	32 Do. III.						174 0 0	13 11 10	187 11 10			
	33 Do. IV.						181 0 0	61 8 7	242 8 7			
27 11—Babulkhera.	34 Babulkhera, Mahal I.	928 4 0	43 2 1	971 6 1	892	92	170 0 0	101 4 9	271 4 9	111 12 6	12	7
	35 Do. II.						221 8 0	...	221 8 0			
	36 Do. III.						266 8 0	11 1 0	277 9 0			
	37 Do. IV.						268 10 0	44 2 10	312 12 10			
28 15—Gumthi ...	38 Gumthi ...	1,428 12 0	139 14 11	1,568 10 11	1,284	82	1,470 15 0	251 0 3	1,721 15 3	153 4 4	10	...
29 16—Bailwara ...	39 Bailwara, Mahal I.	671 0 0	46 0 8	717 0 8	550	77	626 11 5	95 8 1	722 3 6	5 2 10	1	-3
	40 Do. II.	676 0 0	47 5 1	723 5 1	550	76	679 10 0	51 7 3	731 1 3	7 12 2	1	-5

STATEMENT A.—Koradih Group of the Nagpur Tahsil, Nagpur District.—(Contd.)

Thakbast and Serial Numbers and Name of village.	Number and Name of mahal.	Assets at last Settlement.			Reve- nue.	Per- cent- age on assets.	Assets at present.			Increase in assets since last Settle- ment.		In- creas- per cent cult vatio
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Per- cent- age.	
1	2	3	4	5	6	7	8	9	11	12	13	14
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
30 —Brahman- 18 wara.	41 Brahman- wara.	1,197 8 0	4 10 9	1,202 2 9	800	67	1,207 8 0	4 12 6	1,212 4 6	10 1 9		1
31 —Walua ... 21	42 Walni ...	936 7 0	158 15 6	1,095 6 6	900	82	1,189 3 0	309 10 5	1,498 13 5	403 6 11		37
32 —Khandala ... 19	43 Khandala	703 0 0	55 8 11	758 8 11	550	73	681 8 0	104 8 0	789 0 0	30 7 1		4
33 —Pardi ... 20	44 Pardi ...	672 2 0	21 14 9	694 0 9	550	79	850 2 0	60 5 0	910 7 0	216 6 3		31
34 —Borgaon 72 Khurd.	45 Borgaon Khurd.	891 14 0	45 11 0	937 9 0	725	77	906 14 0	51 9 8	958 7 8	20 14 8		2
35 —Ashti Khurd. 69	46 Ashti Khurd.	360 0 0	31 6 9	391 6 9	300	77	422 8 0	74 11 7	497 3 7	105 12 10		27
36 —Airla Kahan. 71	47 Airla Kulan.	963 8 0	125 2 9	1,088 10 9	900	83	940 12 0	193 2 1	1,133 14 1	45 3 4		4
37 —Khargaon ... 202	48 Khargaon.	861 12 0	87 4 1	951 6 1	750	79	1,031 12 0	45 13 1	1,077 9 1	126 3 0		13
38 —Lawa ... 195	49 Lawa ...	593 2 0	22 10 11	615 12 11	500	81	632 6 0	24 0 6	656 6 6	40 9 7		6
39 —Dabha ... 193	50 Dabha ...	629 4 0	90 13 8	720 1 8	575	80	712 13 0	151 7 6	861 4 6	144 2 10		20
40 —Budhala ... 194	51 Budhala...	327 4 0	19 11 8	346 15 8	300	86	346 0 0	18 7 4	361 7 4	17 7 8		5
41 —Chicholi ... 74	52 Chicholi.	456 0 0	9 14 4	465 14 4	400	86	654 0 0	57 15 6	711 15 6	246 1 2		53
42 —Gondhni 73 Khurd.	53 Gondhni Khurd.	204 8 0	51 15 2	256 7 2	230	90	292 12 0	56 11 6	349 7 6	93 0 4		36
43 —Phetari ... 75	54 Phetari ...	642 0 0	23 13 3	665 13 3	500	79	721 12 0	55 7 1	777 3 1	111 5 10		17
44 —Mahurjhari. 76	55 Mahur- jhari.	895 12 6	87 10 6	983 7 0	800	82	1,144 13 0	90 1 5	1,231 14 5	251 7 5		26
45 —Junapani ... 80	56 Junapani.	133 0 0	78 7 10	211 7 10	140	67	266 0 0	49 6 9	315 6 9	103 14 11		49
46 —Sitagondi ... 79	57 Sitagondi.	191 8 0	4 9 2	186 1 2	188	101	297 0 0	4 11 9	301 11 9	115 10 7		62
47 —Pitesur ... 78	58 Pitesur ...	183 12 0	3 9 9	187 5 9	150	80	416 12 0	42 1 0	458 13 0	271 7 3		145
48 —Gorewara ... 82	59 Gorewara.	504 12 0	30 12 4	535 8 4	500	93	1,022 8 0	16 14 3	1,039 6 3	503 13 11		94

STATEMENT A.—Koradih Group of the Nagpur Tahsil, Nagpur District.—(Concl'd.)

Thakbast and Serial Numbers and Name of village.	Number and Name of mahal.	Assets at last Settlement.			Reve- nue.	Per- cent- age on assets.	Assets at present.			Increase in assets since last Settle- ment.		In- crease per cent in cul- tivation.	
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Per- centage.		
1	2	3	4	5	6	7	8	9	10	11	12	13	
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.			
49 127	Borgaon ..	60 Borgaon.	390 0 0	10 6 10	400 6 10	500	125	507 8 0	13 5 3	520 13 3	120 6 5	30	-16
50 81	Makardho- kara.	61 Makar- dhokara.	15 0 0	65 0 0	80 0 0	200	250	241 4 0	18 6 8	259 10 8	179 9 11	224	164
51 128	Kakardara.	62 Kakar- dara	...	...	...	...	...	516 0 0	16 2 11	562 2 11	...	...	...
52 129	Hazaripahar.	63 Hazari- pahar.	181 0 0	5 8 7	189 8 7	300	150	198 0 0	5 1 11	203 1 11	13 9 4	7	-3
53 130	Telankheri.	64 Telan- kheri.	178 4 0	...	178 4 0	210	118	147 12 0	51 7 10	199 3 10	20 15 10	12	-45
54 131	Dharm-peth.	65 Dharm- peth.	125 0 0	4 8 8	129 8 8	97	75	150 0 0	5 10 1	155 10 1	26 1 8	21	21
55 132	Phutala ...	66 Phutala ...	66 12 0	...	66 12 0	130	195	84 8 0	...	84 8 0	17 12 0	27	-47
56 138	Pandrabori.	67 Pandra- bori.	104 3 0	...	104 3 0	115	110	165 6 0	...	165 6 0	61 3 0	59	-10
57 139	Kachimet ...	68 Kachimet.	38 0 0	2 2 5	40 2 5	60	150	135 9 0	3 13 2	140 6 2	100 3 9	250	168
58 192	Wari ...	69 Wari ...	378 8 0	52 10 11	431 2 11	412	97	440 0 0	90 5 9	530 5 9	99 10 10	23	23
59 190	Takli Sim ...	70 Takli Sim.	177 8 0	2 11 8	180 3 8	190	105	224 4 0	6 5 4	230 9 4	50 5 8	28	107
60 187	Ambajhari.	71 Amba- jhari.	258 6 0	2 15 1	261 5 1	300	115	238 0 0	2 7 9	240 7 9	-20 13 4	-8	-5
61 186	Palsori ...	72 Palsori ...	211 0 0	51 5 6	262 5 6	300	114	426 11 0	7 15 7	431 13 7	172 8 1	66	-7
62 185	Khamla ...	73 Khamla ...	426 4 0	7 3 7	433 7 7	400	92	499 4 0	31 15 10	531 3 10	97 12 3	23	8
63 384	Sonegaon ...	74 Sonegaon.	410 0 0	87 11 7	497 11 7	300	60	637 8 0	32 14 0	670 6 0	172 10 5	35	6
64 382	Bhamti ...	75 Bhamti ...	627 0 0	10 10 4	637 10 4	550	86	781 8 0	12 10 3	797 2 3	159 7 11	25	...
65 381	Jaitala ...	76 Jaitala ...	585 13 9	21 9 2	607 6 11	550	91	619 1 9	45 4 0	664 5 9	56 14 10	9	-8
66 383	Sewangaon.	77 Sewan- gaon.	1,746 6 0	12 12 0	1,759 2 0	1,500	85	2,108 8 0	39 13 5	2,148 5 5	389 3 5	22	...
67 413	Kalkuhi ...	78 Kalkuhi ...	648 8 0	224 5 7	872 13 7	750	86	711 8 0	250 14 3	962 6 3	89 8 8	10	-4
GRAND TOTAL			37,993 4 3	2,797 9 3	40,790 13 6	33,290	81	45,291 7 5	4,607 5 10	49,898 13 3	9,107 15 9	22	3

STATEMENT B.—Showing the soil of factors adopted for the Koradih Group (No. VI) of the Nagpur Tahsil, Nagpur District.

Soils,	Wheat land.										Garden.				Minor crops.	
	Ordinary.	Lawn.	Khari.	Bandhia.	Bandhan.	Pabhar.	Wahuri.	Irrigable.	Khari irrigable.	Ban. —20 Per cent.	Irrigated.		Barani.			
											Ordinary.	Khari.	Ordinary.	Khari.		
Kali II	36	40	64	36	40	29	24	36	64	29	72	76	36	64	Ordinary.	...
Morand I	32	38	56	32	38	26	21	32	56	26	64	68	32	56	21	...
" II	24	28	42	24	28	19	16	24	42	19	48	51	24	42	14	...
Khardi gohari	16	19	27	16	19	13	as mutafarikat.	16	27	13	32	34	16	26	...	...
Khardi mutafarikat	...	...	...	...	...	...	...	...	...	...	32	33	8	16	8	...
Bardi	...	...	...	...	...	...	...	...	...	...	10	11	[5]	[10]	5	...
Betari	...	...	...	...	...	...	...	...	...	...	10	11	8	[16]	5	...
Kachhar	36	[40]	[64]	[36]	[40]	[29]	[18]	[36]	[64]	[29]	72	...	45	...	...	...

Note.—The factors enclosed in brackets will be seldom required

STATEMENT C.—Koradih Group (No. VI), of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Settle-ment No.	Name of Village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
1	101	Takli Bozurg ... (Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...)	430.37	728 9 0	1 11 1	420.37	671 4 0	1 9 7	—6	1.01		A fine substantial village: it gives its name to the Takli suburb of the Nagpur civil station, it is situated on the level plain to the north of Nagpur, just across the Pili river. The cultivators are a strong lot, but extravagant, as they live so near Nagpur. Many of the tenants earn money by thatching bungalows in Nagpur, and they sell grass and grain in the city. Besides Kunbis there are Brahmans, Telis, Marathas, etc. The rental arrears are very trifling. The land is all flat wheat-land, and last year 52 per cent was under wheat, and 25 per cent under linseed. The proprietor is Seth Kasturchand of the firm of Bansilal Abirchand. There have been a good many transfers of holdings, as the city is so close. The absolute occupancy class are the most important here. Occupancy rents have risen by 20 per cent over the occupancy-cum-ordinary rate of last Settlement. The position and circumstances of the village justify a full rate here, and I propose 1.35. A rate of 1.30 would suit the occupancy tenants best; but would be low for absolute occupancy tenants, who have to be considered too. I propose 1.35. There is a little khudkash, for which the same rate will suffice.
			134.25	174 8 0	1 4 10	216.16	344 9 3	1 9 6	22	1.02		
			280.22	363 12 0	1 5 1	203.63	414 0 0	2 0 6	54	1.47		
			844.84	1,271 13 0	1 8 1	840.16	1,429 13 3	1 11 3	13	1.12		
			414.47	543 4 0	1 5 0	419.79	758 9 3	1 12 11	38	1.23		
2	99	Nara ... (Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...)	447.90	433 8 0	0 15 6	327.33	299 8 0	0 14 8	—5			A very large village just to the east of Takli and the Chhindwara road: it is divided near the village site by a nala, which flows into the Pili, the southern half between this nala and the Pili consists of fine flat wheat land of morand I soil; north of the nala is fair land, not quite so level, and chiefly morand II. Nearly 50 per cent is under wheat; but there is a good area of juar in the northern half. The cultivators are chiefly Kunbis, and are a very fair lot; several persons cultivate from Nagpur. The proprietor was a butcher of Kampti, whose minor son is now malguzar; he enhanced rents a good deal as
			25.75	12 0 0	0 7 5	887.54	709 0 0	0 12 9	72	.64		
			1,264.89	831 0 0	0 10 6	594.01	750 0 0	1 4 2	92	.93		
			1,738.54	1,276 8 0	0 11 9	1,808.88	1,758 8 0	0 15 7	33	.76		
			1,290.64	843 0 0	0 10 5	1,481.55	1,459 0 0	0 15 9	61	.76		

STATEMENT C.—Koradih Group (No. VI), of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Settlement No.	Name of Village.	At last Settlement.			At present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
6	97	Sitorli	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				A small village lying to the south of Koradih, and across the Lendi nala, along which the fields are rather poor; the tenants are mostly Lodhis of Koradih, and rents being so low have not taken much pains with their cultivation. The absolute occupancy tenants include a Brahmin dependent of the malguzars, who holds over 90 acres of good wheat land for Rs. 36. This reduces the absolute occupancy incidence, and hence in fixing a rate their incidence need not be taken into account. Occupancy rates exceed the occupancy-cum-ordinary of the last Settlement by 34 per cent, and therefore the most appropriate rate for this class will be .80; This will also be high enough for the ordinary tenants, and the enhancement on the absolute occupancy tenants will not be high; while the favoured Brahmin will have to pay a fair rent. The malguzar is the wealthy Ramkrishna Puri, and there is no reason why he should pay his agents at the expense of Government. I propose .80; but the malguzar holds 9 per cent as sir, and I can see no reason why the village rate should be below the standard rate in this part of the group, so I would value his sir at the standard rate.
			332-06	212 8 0	0 10 3	242-38	150 8 0	0 9 11	.74	.44		
			24-94	26 8 0	1 1 0	119-27	114 0 0	0 15 4	—10	.77		
			131-69	85 8 0	0 10 5	92-58	86 0 0	0 14 10	42	.71		
			488-69	324 8 0	0 10 7	454-23	350 8 0	0 12 4	17	.58	Ryoti	
7	90	Suradevi	156-63	112 0 0	0 11 5	211-85	200 0 0	0 15 1	32	.71	Sir	A large village as to area, situated on the Kolar river between Koradih and Waregaon in the Nagpur group; on the south is the Lendi nala; on the north a tank and low sandstone hills, between which and the river there is exceedingly poor soil. The centre block of land consists of good wheat land. The malguzar is Gopal Rao, an Honorary Magistrate of Ramtek; he is not popular, and but few cultivators live in the village, most of them being of Koradih, Mhasala, Khasala and other villages. The tenants taken all round are an average lot; but the local tenants are poor. The small number of occupancy tenants bears testimony to the fact
			73-47	50 0 0	0 10 11	27-45	21 0 0	0 12 3	13	.52		
			120-80	61 0 0	0 8 1	322-59	216 8 0	0 10 9	33	.54		
			592-97	403 4 0	0 10 11	480-60	594 4 0	1 3 9	81	1-01		
			787-24	514 4 0	0 10 5	830-64	831 12 0	1 0 0	54	.81	Ryoti	
		Occupancy-cum-ordinary	713-77	464 4 0	0 10 5	603-19	810 12 0	1 0 2	55	.82	(Sanctd. 1-15)	
			79-03	14 0 0	0 2 10	52-90	8 3 0	0 2 6	—12	.54	Sir	
											(Sanctd. 1-15)	

that the proprietor is not a good landlord. Land in his village has not been in great demand, and the rents are low. The occupancy rate exceeds the occupancy-*cum*-ordinary rate of last Settlement hardly, at all, and I therefore propose a fall enhancement up to '50. There is very little sir, but I would certainly value it at the standard rate of 1.15. The village is only about three miles from Kampti, and one would have expected land to be in great demand here.

The capital village of the group, and well-known for its annual fair, which, however is really held in the neighbouring *vill* village of Jaktapur. It is situated at about an equal distance from Nagpur and Kampti, and belongs to the wealthy Ramkrishna Puri and his co-heirs Sheshankar Puri. There are many Lodhi and Mahar tenants, and a few Kunbis. A large Mahab non-agricultural population, who, sell moorum and gift. The Mahis take vegetables to Kampti, and the Lodhis take grain to Nagpur and Kampti, and the Lodhis also trade in all. The tenants are an independent lot, and live in fairly good houses; but there is a good deal of debt amongst them. The Kunbiers of Koradih are noted for their earthen pots, which they sell in Nagpur. 52 acres or 3 per cent is garden-land, and 72 per cent is wheat land, of which nearly half is under wheat. With the Lendi nala on the south, and the low sandstone hill on the north, there is a good deal of poor land here. There are rather large arrears of rent here, (but some of them are due from tenants who can and won't pay), and the rent-rate compared to the villages around is disproportionately high. Areas have shifted, so that the only basis for comparison of rents is the all-round rate. Some of the rents are exceedingly high, and a great deal of adjustment will be necessary here. I do not advise much rent enhancement here, and a certain amount will be added to the rent-roll by levelling up to a fair rate. Were the village more prosperous a rate of 1.50 would be justified; but I think that a rate of 1.35 will be high enough under the circumstances. The absolute occupancy area has declined; there is very little occupancy land, and I propose 1.35. There is a considerable area in proprietary cultivation, for which I propose 1.60.

This village belongs to a god, who rejoices in the name of Ramchandra Swamy: it is a poorish *vill* village lying on the Chhindwara road west of Koradih. The northerly fields slope northwards, the southerly southwards, and the lands lie along the watershed between the Lendi nala and the Kollar. There are a few good moraud 11 fields. A widow is the present manager on behalf of the deity. The tenants are the Koradih lot, who leave their fields poorly tilled, and engage in other occupations: many of them are

8	95	Koradih	{	Absolute occupancy	342.20	454	0	0	1	5	8	148.55	190	0	0	1	4	6	—5	1.11	Ryoti 1.35 (Sanctd. 1.15) Sir 1.60 (Sanctd. 1.60)
					...	...	...	...	...	...	...	164.24	236	0	0	1	6	11	...	1.30
					...	...	...	...	...	...	...	212.39	377	8	0	1	12	5	33	1.64
					...	...	...	...	...	...	...	525.18	803	0	0	1	8	6	13	1.38
					...	...	...	...	...	...	...	376.63	613	8	0	1	10	1	22	1.49
9	92	Panjra	{	Absolute occupancy	51.90	6	8	0	0	2	0	33.99	5	4	0	0	2	6	25	.34	Ryoti 1.35 (Sanctd. 1.15) Sir 1.60 (Sanctd. 1.60)
					...	...	...	...	...	...	...	290.85	144	12	0	0	8	0	—14	.57
					...	...	...	...	...	...	...	225.97	136	8	0	0	9	8	53	.76
					...	...	...	...	...	...	...	550.81	285	8	0	0	8	4	37	.64
					...	...	...	...	...	...	...	516.82	281	4	0	0	8	8	33	.65

11	94	Khapa Khora ...	Absolute occupancy	172-04	138 0 0	0 12 10	99-58	83 0 0	0 13 4	4	1-07	1-35	<p>A small village situated north of Koradih at the junction of the Gaemukh nala and the Koilar. The lands are all up and down, and the soil is poor along the nala on the south, and the river on the north; but the centre block of land has very fair wheat fields and deep soil, though of uneven surface. The village site is a small one; and the tenants are 6 or 7 of the local homestead, and the rest of Koradih. These are a good lot in a small way; only one being involved in debt; Kunbis, Lodhis, a Mali and two Gonds. The proprietor is Raja Ajamshah, the Saushtanik minor. One-half of the land is incapable of bearing wheat. There are no rental arrears, although ordinary rents are rather high. The increase in the occupancy rate is nominal, and not real. I propose 1-35, which will give an adequate enhancement of protected tenants. The sir area is too small for a separate rate.</p>
		Occupancy	38-53	19 8 0	0 8 2	85-41	65 0 0	0 12 2	49	-97			
		Ordinary	190-76	209 0 0	1 1 6	237-92	301 8 0	1 4 3	16	1-97			
		All-round	401-06	366 8 0	0 14 7	422-91	449 8 0	1 1 0	17	1-51			
		Occupancy-cum-ordinary	229-02	228 8 0	1 0 0	323-33	366 8 0	1 2 2	14	1-67			
12	88	Indura	Absolute occupancy	257-47	233 14 0	0 14 6	125-94	123 0 0	0 15 8	8	1-30	1-40	<p>Another of Ramkrishna Puri's villages: it lies like Khapakhera, west of which it is situated between the Gaemukh and the Koilar. The centre block west to east is very good soil; but the rest of the land is uneven, and though above the average for non-wheat-bearing land, cannot be classed as capable of bearing wheat. The good morand here is paying Rs. 3 an acre, and I do not think that much enhancement is advisable. The tenants are chiefly of Koradih, which is rather far off. Occupancy rents exceed the ordinary rate of last Settlement by about 40 per cent, and their payments would point to a rate of 1-40 as fair. Assets have increased by 22 per cent. I propose 1-40, which will also suit the sir here, 31 per cent; but not including much of the best land.</p>
		Occupancy	...	...	...	75-34	113 0 0	1 8 0	...	...	1-34
		Ordinary	148-48	160 5 0	1 1 3	83-54	94 0 0	1 2 0	4	1-41			
		All-round	405-95	394 3 0	0 15 6	284-32	330 0 0	1 2 7	20	1-35			
		Occupancy-cum-ordinary	148-48	160 5 0	1 1 3	158-38	207 0 0	1 4 10	21	1-38			
13	87	Nanda Buzurg	Absolute occupancy	209-78	210 8 0	1 0 1	176-04	190 8 0	1 1 4	8	1-20	1-50	<p>A small village on the Koilar river, west of Indura: on the north-east and extreme south i. e., (on the Koilar and Gaemukh), the land is not of very good quality, but in the centre of the village and on the Lonkhari border is a stretch of very good morand I soil, which fetches high rents. The village also belongs to Ramkrishna Puri. The tenants are Kunbis and some Mahars, a fair lot. The malguzar has bought much of the malik-makhuza area, and some he has inherited; this has all merged into his proprietorship as malguzar; he has large cultivation here, 29 per cent. Incidences vary so much that a rate to suit all classes is difficult to find; but the occupancy tenants have never been enhanced, and a fair enhancement on their incidence will be suitable to the village. I propose 1-50, and 1-65 for the sir. The ordinary incidences is high owing to a high rent on a field of the fine morand I referred to above. Assets have risen by 17 per cent.</p>
		Occupancy	...	...	...	67-83	86 0 0	1 4 3	...	...	1-06
		Ordinary	97-50	129 0 0	1 5 2	31-30	95 0 0	3 0 7	130	2-30			
		All-round	307-28	339 8 0	1 1 8	275-17	371 8 0	1 5 7	22	1-33			
		Occupancy-cum-ordinary	97-50	129 0 0	1 5 2	59-13	181 0 0	1 13 3	38	1-49			
		Malik-makhuza	144-19	170 4 0	1 2 11	55-05	77 0 0	1 6 5	18	1-58			

STATEMENT C.—Koradib Group (No. VI) of the Nagpur Tahsil, Nagpur District.—(Contd.)

Serial Settle- No. of mahal. No.	Name of Village.	At last Settlement.			At present.			Increase per cent of present acreage inci- dence over that of last Settle- ment.	Incidence per soil unit.	Unit-rate proposed and sanc- tioned.	Reasons for rate.	
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
14	88 Ghogli Buzurg.	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	147-75 320-56 242-50 710-81 563-06 90-94	126 0 0 456 0 0 191 4 0 773 4 0 647 4 0 111 8 0	0 13 8 1 6 9 0 12 8 1 1 5 1 2 5 1 1 10	101-40 471-17 100-01 672-58 571-18 75-22	90 0 0 615 2 0 155 0 0 860 2 0 770 2 0 84 11 0	0 14 2 1 4 11 1 8 10 1 4 6 1 5 7 1 2 0	4 -8 96 18 17 1	69 1-07 1-35 1-05 1-11 81	1-35	A very good village south of the Gaemukh nala; it belongs to Kamkrishna Puri. The Gaemukh divides it from Nanda on the north and the Mahadula nala from Mahadula and Lonhara on the south: it contains most excellent fields, only those near these nalas being at all poor. 15 per cent of the area is non-wheat land; but the rest is very good wheat land on morand soil, of which chiefly Kunbis and a few Mahars; a good lot on the whole. The malguzar holds 12 per cent in his own cultivation. The occupancy class is by far the largest, and the village rate must depend mainly on their incidence; their present rent-rate exceeds the occupancy-cum-ordinary rate of last Settlement by 13 per cent only, and their incidence would justify a rate of 1-40; but the ordinary incidence after large enhancement is only 1-35, and I think that 1-35 would be the fairest rate, of course the absolute occupancy class must be dealt with by giving large margins to individuals.
15	89 Mahadula	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	39-69 221-31 412-94 673-94 634-25	31 0 0 116 0 0 193 0 0 340 0 0 309 0 0	0 12 6 0 8 5 0 7 6 0 8 1 0 7 10	... 434-29 192-79 627-08 627-08	285 8 0 191 0 0 476 8 0 476 8 0	0 10 6 0 15 10 0 12 2 0 12 2	25 111 51 55	... 1-13 1-58 1-28 1-28	1-25	An average-sized village lying to the west of Panjra and south of Ghogli: it is crossed by the Chhindwara road. The Lonhara nala which joins the Gaemukh bounds the village on the north, except for a little good land on the south, the surface is hilly, and the soil poor and shallow, and the area incapable of growing wheat, covers as much as 63 per cent of the cultivated area. A small village homestead occupied by Mahars, and most of the tenants come from Ghogli and Koradib, the local tenants are poor; but fresh houses are being built, and the malguzar (Kamkrishna Puri again) has advanced money to tenants to settle in the village, instead of cultivating from a distance, and he has also dug a well for them. The occupancy rate is 34 per cent higher than the occupancy-cum-ordinary rate of

last Settlement, and therefore not much enhancement is feasible or desirable here. Past enhancement has been considerable and assets have risen by 48 per cent. I propose 1.25, which will raise occupancy rents up to 50 per cent above the occupancy-cum-ordinary rate of last Settlement, and will serve well for levelling up low payments. The sir area is only 6 per cent and the same rate will suffice for it.

A good-sized village south of Mahadula, and famous for its stone quarries. The land near the quarries is sandy and of very poor quality; but on the east, north and south-east is better soil of the morand II class. The village lands are, however, in their classes of rather inferior quality, and the morand is a good deal interspersed with sandy and inferior patches. The Chhindwara road cuts the village area, and Nagpur is quite close. The malguzar is Krishna Rao Amrit Buti, an indifferent landlord. There were enhancements in progress in the courts at the time of my visit of inspection, and assets have risen by 65 per cent. The occupancy rate exceeds the occupancy-cum-ordinary rate of last Settlement by 46 per cent. Under these circumstances, I propose a rate of .85, dealing with the two absolute occupancy tenants by giving them margins. Tenants are an average lot of various castes.

A small *riti* village situated south of Bhokara and north of Takli: the land is uneven and cut up a good deal by small streams; but the soil is good, and chiefly wheat-bearing. The proprietor is the same as in Bhokara, and the Bhokara tenants cultivate the land. The revenue was so high at last Settlement (it exceeded the assets) that the proprietors could not do anything but enhance, and some tenants have been ejected in enhancement suits. But also rents were unusually low at last Settlement, and the figure to which they have been raised now is by no means excessive. Assets have risen by 152 per cent. I would content myself here by levelling up to .80, a rate slightly below that of Bhokara; the village being *riti*. The khudkasht area is too small to value separately.

In point of population one of the largest villages in the group: the Mali element predominates. The malguzars are Mahomedans. It lies south of Bhokara and Lonhara. The eastern portion contains fairly good wheat land; then comes a strip of stony land; west of this is a lowlying area of moist soil with over 40 irrigation wells working there, and still further west in the Pitegur border is highly fertile and stony land. The Malis of Gondhni are an exceptionally well-to-do lot; but the holdings are small, and the bulk of the land is held on malik-makbuz tenure. Rents have not risen at all, and

16	91	Bhokara	Absolute occupancy ...	60.88	29 0 0	0 7 7	66.62	29 0 0	0 7 0	—	.42	—	.85
			Occupancy ...	225.97	124 12 0	0 8 10	472.33	339 8 0	0 11 6	30	.82		
			Ordinary	558.44	259 0 0	0 7 5	308.36	257 8 0	0 13 4	80	.90		
			All-round	845.29	412 12 0	0 7 10	847.31	626 0 0	0 11 10	51	.81		
			Occupancy-cum-ordinary	784.41	383 12 0	0 7 10	780.69	597 0 0	0 12 3	56	.85		
17	100	Chatrapur	Absolute occupancy ...	64.88	22 0 0	0 5 5	44.85	15 0 0	0 5 9	5	.51		.80
			Occupancy ...	90.22	45 8 0	0 8 1	138.90	125 8 0	0 15 0	86	.88		
			Ordinary	319.03	102 0 0	0 5 1	287.70	269 12 0	0 15 0	195	.90		
			All-round	474.13	169 8 0	0 5 9	466.45	411 4 0	0 14 1	145	.87		
			Occupancy-cum-ordinary	409.25	147 8 0	0 5 9	421.60	395 4 0	0 15 0	161	.89		
18	83	Gondhni Buzurg	Absolute occupancy ...	175.90	118 7 0	0 10 9	174.62	105 0 0	0 9 9	—9	.62		1.15
			Occupancy ...	53.87	34 4 0	0 10 2	328.96	235 8 0	0 11 5	12	.83		
			Ordinary	335.93	260 8 0	0 12 5	63.01	48 6 0	0 12 3	—1	1.42		
			All-round	565.75	413 3 0	0 11 8	566.59	389 14 0	0 11 0	—6	.80		
			Occupancy-cum-ordinary	389.85	294 12 0	0 12 1	391.97	283 14 0	0 11 7	—4	.89		
			Malik-makbuz	542.56	991 4 0	1 13 3	578.12	1,019 10 0	1 12 3	—3	1.44		

STATEMENT C.—Koradih Group (No. VI) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mhal.	Settl. ment No	Name of Village.	At last Settlement.			At present.			Increase per cent of present average incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
19	90	Lonhara	Acrea.	Rs. a. p.	Rs. a. p.	Acrea.	Rs. a. p.	Rs. a. p.	<p>the full enhancement on account of rise in prices may be imposed with safety. I would propose 1.15 the standard rate, and give large margins to absolute occupancy tenants. The malik-makbuzas are paying high enough; but not too high for the proximity of their village to the Nagpur vegetable market, and I would merely adjust their payments <i>'inter se'</i>, when advisable.</p> <p>Is situated north of Gondhni and south of Ghogli and Gunthala, with hills and stone quarries in the south; the fields near these hills are all on birdi, retari and khardi soil; but once clear of this, the soil is fairly good and level. The village belongs to the same got as Panjra, and the trustee is the same Maratha widow. The village is a fair one, and the tenants a fair lot. There is a substantial area of wheat land, and wheat and linseed are by far the largest crops here. The revenue at Settlement was very heavy, and the increase in assets has been 65 per cent; the area occupied having also increased considerably. The real rise in the occupancy rate has been 80 per cent over the occupancy-cum-ordinary rate of the last Settlement, and much enhancement cannot therefore be effected now; but rents having been initially very low, a rate of .75 will be not too high for the village. The area of sir (59 acres) or 5 per cent may be valued at the standard rate of 1.15.</p> <p>A small village south of Gunthala, and just north of the Piseur hills; the area to the south is on high stony land; but on the north and west on the Bharatwara border there are some fairly good wheat-bearing fields. More than half of the area is unable to bear wheat. The village was on the old Adasa road, and the cultivators had such a troublous time of it with 'begar' in olden days, that they could not be induced to settle; hence the low demand, and the fact that</p>
		(Absolute occupancy ...)	22-06	6 0 0	0 4 4	...	...	...	...	...	...
		(Occupancy ...)	175-12	157 8 0	0 14 5	615-68	364 0 0	0 11 1	—23	.63		
		(Ordinary ...)	812-83	372 0 0	0 7 4	612-16	470 8 0	0 12 4	68	.74		
		All-round ...	1,009-56	535 8 0	0 8 6	1,127-84	834 8 0	0 11 10	39	.69	Ryoti .75 (Sanctd. .80)	
		Occupancy-cum-ordinary ..	987-53	529 8 0	0 8 7	1,127-84	834 8 0	0 11 10	39	.69	Sir (Sanctd. 1.15)	
20	84	Chakkikhapa.	<p>the full enhancement on account of rise in prices may be imposed with safety. I would propose 1.15 the standard rate, and give large margins to absolute occupancy tenants. The malik-makbuzas are paying high enough; but not too high for the proximity of their village to the Nagpur vegetable market, and I would merely adjust their payments <i>'inter se'</i>, when advisable.</p> <p>Is situated north of Gondhni and south of Ghogli and Gunthala, with hills and stone quarries in the south; the fields near these hills are all on birdi, retari and khardi soil; but once clear of this, the soil is fairly good and level. The village belongs to the same got as Panjra, and the trustee is the same Maratha widow. The village is a fair one, and the tenants a fair lot. There is a substantial area of wheat land, and wheat and linseed are by far the largest crops here. The revenue at Settlement was very heavy, and the increase in assets has been 65 per cent; the area occupied having also increased considerably. The real rise in the occupancy rate has been 80 per cent over the occupancy-cum-ordinary rate of the last Settlement, and much enhancement cannot therefore be effected now; but rents having been initially very low, a rate of .75 will be not too high for the village. The area of sir (59 acres) or 5 per cent may be valued at the standard rate of 1.15.</p> <p>A small village south of Gunthala, and just north of the Piseur hills; the area to the south is on high stony land; but on the north and west on the Bharatwara border there are some fairly good wheat-bearing fields. More than half of the area is unable to bear wheat. The village was on the old Adasa road, and the cultivators had such a troublous time of it with 'begar' in olden days, that they could not be induced to settle; hence the low demand, and the fact that</p>
		(Absolute occupancy ...)	...	...	...	...	...	...	...	...	...
		(Occupancy ...)	...	...	...	207-90	105 0 0	0 8 1	...	.64	
		(Ordinary ...)	342-63	192 4 0	0 9 0	251-96	207 8 0	0 13 0	44	1.16		
		All-round ...	342-63	192 4 0	0 9 0	462-86	312 8 0	0 10 10	20	.91	Ryoti .95	
		Occupancy-cum-ordinary ..	342-63	192 4 0	0 9 0	462-86	312 8 0	0 10 10	20	.91	Sir 1.15	

at Settlement there were no tenants except ordinary tenants. There are some stone quarries here, where millstones are fashioned; hence the name of the village, which is a *stone-quarry place*. The malguzar is a Brahmin and the tenants are chiefly Kunbis and Warhis of the neighbouring villages; some of the local men are Bellars. Occupancy rents may be enhanced to the full, and a rate of '85 (with margins in individual cases would be suitable). The sir land which covers 8 per cent, I would value at the standard rate of 1-15. The causes which lowered the demand in this village are no longer in operation. Cultivation has increased here by 27 per cent, and assets by 44 per cent.

A good-sized village lying to the south of Railwar, and north of Pitesur. The hills of Pitesur extend into the south of the village, and the area is traversed by the Mahurjari nala; west of which the soil is poor. Considerably over half the cultivated area is non-wheat-bearing; but wheat occupies over 60 per cent of the wheat land. Generally speaking the soils here are below the average of their classes, and the only good fields lie on the Chakkikhipa border. The decrease in the absolute occupancy area is remarkable, and the tenants who hold land in the village now in ordinary right, state that they were forcibly ejected; the malguzar says that they abandoned their fields; it is doubtful now which is true; but the Brahmin malguzars are said to be hard landlords, and the tenants do not seem happy or up to the mark. There has been considerable rent enhancement, and assets have increased by 40 per cent. The occupancy rents may be enhanced by 20 per cent now, for they are paying at a rate 21 per cent above the Settlement rate. The absolute occupancy increase is of course nominal, and due nearly to the poorer lands having been abandoned. The rate which I would propose is 1-55, which seems generally justified; it will give moderate enhancements of protected tenants, and leave the ordinary lot untouched. The considerable area of sir, 8 per cent, I would value at 1-60.

A good-sized village south of Gunthi, from which it is divided by the Gaemukh. There is a good deal of inferior wheat land to the north; on the east and across the centre of the village is a strip of poor soil, marking the division between the drainage areas of the Gaemukh and the Mahurjari nala. On the south is an area of excellent soil. The malguzars are a Chhatra; but the village is mortgaged with possession to Ramkrishna Pari. The tenants are a strong independent lot; but somewhat in debt. Rents have not been touched here, the apparent fall being due to differences in area; but rents are already up to the standard rate of the group and enhancement will have to be imposed with caution, for the standard of comfort does not seem to have kept pace with the demand for

21	77	Bharatwara	...	Absolute occupancy	...	255-12	183	0	0	0	11	6	66-32	74	0	0	1	1	10	55	1-09	Ryoti Sir	1-35 1-60
			...	Occupancy	...	...	...	...	...	...	...	...	396-81	308	0	0	0	12	5	...	1-14	
			...	Ordinary	...	713-37	418	4	0	0	10	1	477-47	457	8	0	0	15	4	52	1-59		
			...	All-round	...	968-50	631	4	0	0	10	5	940-60	839	8	0	0	14	3	87	1-34		
			...	Occupancy-cum-ordinary	...	713-37	448	4	0	0	10	1	874-28	765	8	0	0	14	0	39	1-37		
22	85	Gunthala	...	Absolute occupancy	...	201-65	300	0	0	0	1	3	9	167-55	238	8	0	1	4	4	8	1-17	
			...	Occupancy	...	77-15	119	12	0	0	1	8	10	322-87	323	0	0	1	0	0	35	1-11	
			...	Ordinary	...	278-65	580	0	0	0	1	0	1	176-30	211	8	0	1	3	2	19	1-19	
			...	All-round	...	647-45	759	12	0	0	1	2	9	686-72	773	0	0	1	2	0	4	1-15	
			...	Occupancy-cum-ordinary	...	355-80	599	12	0	0	1	2	0	499-17	534	8	0	1	1	9	5	1-18	
			...	Malik-makbuza	...	218-25	357	9	0	0	1	10	3	168-87	327	9	0	1	11	9	6	1-38	
																						1-35	

STATEMENT C.—Koradih Group (No. VI) of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial Settle- ment No. of mahal.	Name of Village.	At last Settlement			At present.			Increase per cent of acreage inci- dence over that of last Settle- ment.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	3	4	5	6	7	8	9	10	11	12	13
23	14 Lonkbari	141.41	171 8 0	1 3 5	137.55	171 8 0	1 3 11	3	-93		land. I propose therefore a rate of 1.35, which should with levelling up of low payments, give an increase of from 20 to 25 per cent on the protected tenants, and a small increase of ordinary rents. The revenue demand was comparatively low here (92 per cent), and a 25 per cent enhancement of revenue should result.
	Occupancy	112.44	103 0 0	0 14 8	232.75	288 8 0	1 3 0	30	-85		
	Ordinary	164.15	218 8 0	1 5 4	2.44	5 8 0	2 4 0	69	2.26		
	All-round	418	493 0 0	1 2 10	332.74	465 8 0	1 3 6	4	-88		
	Occupancy-cum-ordinary	276.59	321 8 0	1 2 7	245.19	294 0 0	1 3 2	3	-86		
	Malik-makbuza	167.19	402 9 0	2 6 6	173	428 1 0	2 7 7	3	1.75	1.15 (Sanctd. 1.20)	A very fair village just across the nala north of Gumtala, and east of Gumthi: it is divided by a large nala, north of which is some fair land with a great deal of well irrigation (38 acres); south of the nala is some good wheat land. The tenants are chiefly Malia, a fair average lot. The proprietors are the Brahmins who own Bimaki near Nagpur. Rents have hardly been touched, and there is thus considerable scope for enhancement. I propose the standard rate of 1.15, which will be, I think, high enough for this village. The malik-makbuza are paying very high for their lands as compared to the tenants; but the irrigated land which they hold here is very valuable.
24	13 Khapa	610.44	724 8 0	1 2 1	584.36	642 10 0	1 1 7	-3	1.13		
	Absolute occupancy	66.25	44 8 0	0 10 9	179.04	171 8 0	0 15 4	43	1.22		
	Occupancy	142.25	102 8 0	0 11 6	35.22	26 0 0	0 11 10	3	1		
	Ordinary	848.94	871 8 0	1 0 5	798.62	840 2 0	1 0 10	3	1.14		
	All-round	208.50	147 0 0	0 11 3	214.26	197 8 0	0 14 9	31	1.19	1.45	
	Occupancy-cum-ordinary										This village lies on the borders of Patansongi pergana on the Koilar river; the hills from Chicholi extend into the village, and the area of level ground is therefore not large. There is thus a large area of non-wheat-bearing land. But the lands are well cultivated, and there is some fair morand II in the level portions. The malguzarin is a Brahmin widow. Many of the cultivators come from surrounding villages; but they are a substantial lot, and the village presents a prosperous appearance on the whole, and there are no rental arrears. The occupancy tenants are paying at a rate 36 per cent above the occupancy-cum-ordinary rate; but the absolute occupancy class is the most important here, and owing to the shiftings holdings between tenants

STATEMENT C.—Koradih Group (No. VI) of the Nagpur Tahsil, Nagpur District.

Serial No. of mahal.	Settlement No.	Name of Village.	At Last Settlement.			At present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and mentioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
25	12	Chicholi, Mahal IV	The village rate of '95 will suit here and rents can be levelled up to it. The mahal could no doubt pay a higher rate; but it is better to keep a single rate for the village if possible. I propose '95, and 1'15 for sir.
		{ Absolute occupancy ...	...	...	...	...	...	...	...	...	...
		{ Occupancy ...	...	...	...	51.77	63.80	1.00	...	89	...
		{ Ordinary ...	...	...	...	49.45	78.00	1.93	...	1.09	...
		All-round ...	...	...	...	101.22	131.80	1.49	...	1	...
		Occupancy-cum-ordinary ...	...	...	...	101.22	131.80	1.49	...	1	Ryoti 1'15
26	10	Tandulwani ...	71.83	112 0 0	1 8 11	76.13	115 0 0	1 8 2	—3	1.33	...	A small village situated between the Chandpa hills and the Kollar, and adjoining the village of Bilori Khurd in the Kalmeshwar group; it is owned by the same proprietors as Babulkhera and Chicholi, and partitioned into similar mahals; it is traversed by the large nala from Babulkhera, and the surface of the village is uneven; but land and crops have something of the same characteristics as the land in the Kalmeshwar group. Rents have always been high; but the tenants most of whom come from Patansarangi are a good lot and live well, though a good deal in debt. There has been an extension of cultivation in the hilly portion on the Chicholi border, and assets have increased by 15 per cent; while the rent-rate has fallen a little with the cultivation of poorer land. Looking at the village as a whole, I propose 1'50 the maximum rate, which is warranted by the proximity of the town of Patansarangi, and the closeness of the village to the Kalmeshwar group. The same rate will suffice for the sir, which covers 18 per cent.
		{ Absolute occupancy ...	79.75	87 0 0	1 1 6	326.82	501 0 0	1 8 6	41	1.23	...	
		{ Occupancy ...	375.50	625 0 0	1 11 6	51.92	89 8 0	1 11 7	...	2.77	...	
		{ Ordinary ...	457.13	724 0 0	1 9 4	454.87	705 8 0	1 8 10	—2	1.34	...	
		All-round ...	385.25	612 0 0	1 9 5	378.74	590 8 0	1 8 11	—2	1.35	...	
		Occupancy-cum-ordinary ...									1.50	

STATEMENT C.—Koradih Group (No. VI) of the Nagpur Tahsil, Nagpur District.—(Contd.)

Serial No. of mahal.	Settle-ment No.	Name of Village.	At last Settlement.			At present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
27	11	Babulkhera, Mahal I...	occupancy tenants must be dealt with by leaving margins. A good deal of tenant's land has been sub-let to great advantage. I propose the standard rate; but will give margins in individual cases to all classes, especially the absolute occupancy class.
		Absolute occupancy ...	...	...	...	...	...	...	...	...	...
		Occupancy ...	...	...	...	124.21	125 8 0	1 0 2	...	82	...
		Ordinary ...	...	...	...	26.43	28 8 0	1 1 3	...	68	...
		All-round	150.64	154 0 0	1 0 4	...	79	...	The two ordinary tenants here have sub-let their lands for Rs. 50: the village rate will be fair for occupancy tenants. The sir amounts to 36 per cent of the occupied area. I propose 1.15.
		Occupancy-cum-ordinary ...	...	...	...	150.64	154 0 0	1 0 4	...	79	...
		Absolute occupancy ...	...	...	...	181.90	146 8 0	0 12 11	...	48	1.15
		Occupancy ...	...	...	...	76.32	66 0 0	0 13 10	...	57	...
		Ordinary	The village rate of 1.15 cannot be applied here, as so many of the tenants are paying aburdly low rents; but it seems to be better to dispose of these tenants by margins, as would have been the case if there had been no partition. For forms sake, I therefore propose the standard rate.
		All-round ...	...	...	...	258.23	212 8 0	0 13 2	...	51	...
		Occupancy-cum-ordinary ...	...	...	...	76.33	66 0 0	0 13 10	...	51	1.15
		Absolute occupancy ...	...	...	...	52.08	36 0 0	0 11 1	...	41	...
		Occupancy	198.48	215 0 0	1 1 4	...	76	...	Some tenants have sub-let their lands here to great advantage, for reasons similar to those mentioned against the preceding mahal. I propose the same rate of 1.15, and will deal with individuals by giving large margins.
		Ordinary ...	...	...	...	7.90	7 8 0	0 15 2	...	71	...
		All-round ...	...	...	...	258.46	258 8 0	1 0 0	...	68	...
		Occupancy-cum-ordinary ...	...	...	...	203.38	222 8 0	1 1 3	...	76	1.15

28	15	Do. do. IV ...	{ Absolute occupancy ... Occupancy	...	...	...	...	...	27-80	32 12 0	1 2 10	...	1-05	Rents in this mahal are much higher, and I propose the village rate of 1-15 as before; it will not of course effect much enhancement. It is impossible to get a village rate to suit all the mahals, and one rate for the whole village is therefore the best means of fixing rents, and margins will allow of rents being adjusted equitably to present payments in low paying mahals; while only moderate enhancement will be made in mahals paying at a higher rate.
		...	{ Ordinary	...	...	...	...	...	187-31	188 14 0	1 8 2	...	-99	
		...	All-round	...	...	...	...	...	28-48	24 0 0	0 13 6	...	1-07	
		...	Occupancy-cum-ordinary	...	...	...	...	...	243-59	233 10 0	1 0 8	...	1-01	
		...	...	...	...	...	...	...	215-79	220 14 0	1 0 5	...	1	1-15
		...	{ Absolute occupancy ...	605-56	618 4 0	1 0 4	...	...	324-69	336 0 0	1 0 7	2	-74	A large village to the east of Saornendha in the Kameshwar group, and crossed by the Patan-saongi road: it is flat and of good soil on the east; but on the west rather uneven; but all the land is wheat land, and there is a very large area under wheat, linseed and lac. The occupied and cultivated areas remain exactly as at the last Settlement, and assets have risen merely to the same extent as the rent-rate, or by 10 per cent. Tenants are chiefly Kunbis, and in spite of the low rents, are not a very good lot. (Witness the large decrease in the absolute occupancy area). The tenants complain bitterly of the havildar, and the malguzar Ramkrishna Puri has changed him, at my request. The enhancement which would be justified by the occupancy incidence would be up to 1-20; but as this would be high for the absolute occupancy class, and the tenants are not quite up to the mark, I propose 1-15, the standard rate. Margins will still be necessary for absolute occupancy tenants. Not much land is sub-let; but as much as is sub-let, brings in very high rents.
		...	{ Occupancy	120-88	126 8 0	1 0 9	...	...	563-53	644 8 0	1 2 4	9	-89	
		...	{ Ordinary	373-87	391 8 0	1 0 9	...	...	158-36	207 0 0	1 4 11	25	1-05	
		...	All-round	1,100-31	1,136 4 0	1 0 6	...	...	1,046-58	1,187 8 0	1 2 2	10	-89	1-15
		...	Occupancy-cum-ordinary	494-75	518 0 0	1 0 9	...	...	721-89	851 8 0	1 2 10	12	-93	
		...	Malik-makbuza	284-62	292 8 0	1 0 5	...	...	267-08	283 7 0	1 1 0	4	-71	
29	16	Baitwara ...	...	...	...	...	...	...	...	...	...	...	...	The village lies to the south of Gumthi, and contains land of good quality, nearly all of which is capable of bearing wheat. A portion of the area is rather uneven; the village and its tenants may both be described as fair. The village has been held since Settlement in two mahals, by quite distinct proprietors, and at present mahal I belongs to Sridhar Rao, Vakil of Nagpur, and mahal II to Ramkrishna Puri.
		...	{ Absolute occupancy ...	380-69	401 6 0	1 0 10	...	...	350-49	359 6 0	1 0 5	-2	-82	
		...	{ Occupancy	32-37	34 2 0	1 0 10	...	...	79-95	91 10 0	1 2 4	9	-95	
		...	{ Ordinary	50	59 4 0	1 3 0	...	...	...	...	...	...	...
		...	All-round	463-06	494 12 0	1 1 1	...	...	430-44	451 0 0	1 0 9	-2	-85	
		...	Occupancy-cum-ordinary	82-37	93 6 0	1 2 2	...	...	79-95	91 10 0	1 2 4	1	-95	
		...	Malik-makbuza	151-25	176 4 0	1 2 8	...	...	163-28	175 11 5	1 1 2	-8	-79	1-15 (Sanctd. 1-20)

A large village only five miles from Kalmeshwar, owned by the Dhapewars Rajputa. The tenants are mostly Knnhis, an average lot; free from serious debt. The southern and western portions are highlying. The village being on a stony ridge, and the western boundary adjoining the village of Tondakhairi of the Kalmeshwar group, being low hill containing stone quarries; but the central, southern, and eastern portions lie low, and contain some excellent morand soil. Six acres of garden land have been purchased by a Knnhi for Rs. 700. Rents are exceedingly low, and substantial enhancement is justifiable. The occupancy rate, however, has already risen by 15 per cent over the occupancy-*cum*-ordinary rate of last Settlement, and a rate based on the occupancy incidence would therefore be '75; this will not be too high for the absolute occupancy tenants, and I accordingly propose '75. There is a large area of sir, which I propose to value at the standard rate of 1-15. Assets have risen by 37 per cent, by rent enhancements and extension of cultivation; but the revenue assessment here was very high.

A good-sized village, but situated on rather sloping land between Borgoon Khord and Walni. The north-west portion is high-lying, and stony land crops up to the surface in several places. The proprietor, a Kajpūt, is in debt, and the tenants are not a good lot, with the exception of some outsiders from Borgoon. Rents have not risen at all, and as they are so low, there is no ground for not enhancing them, even though the soils are a little below the average, and the tenants not up to the mark. The sir land is sub-let at a low rate, and none of the tenants have purchased their lands; but two tenants here have purchased land outright from the malguzar, and are declared matik-makbuzas, subject to the Chief Commissioner's sanction. The cases will shortly be reported. Under the circumstances a rate of 70 will suffice for this village. There is a considerable area of sir, which I would value at a figure below the standard rate in this village. I propose to value it at 1.00. The ryoti rate is low and the village below the average, and this rate will I think suffice.

A small village west of Khandaia and south of Wabni; the northern strip is on the higher land on which Wabni is situated and on the slope down from it; but the rest of the village has excellent land, most of which is level, and includes some fine moist kati II and morand I. The malguzar is Garpat Rao, Ghatate. The tenants are well-to-do, and some of them have most substantial houses. The absolute occupancy rate has risen by a minor tenant losing half his field to the malguzar, and gaining no reduction at all in rent, and rents have been enhanced all round. The occupancy rate has risen by 28 per cent over the occupancy-*qasam*-ordinary rate of Settlement,

STATEMENT C.—Koradih Group (No. VI) of the Nagpur Tahsil, Nagpur District.—(Contd.)

Serial No. of mahal.	Name of Village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.	
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
34	72 Borgaon Khurd	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	365.63	322 2 0	0 14 1	358.95	318 2 0	0 14 2	1	.65	A largish village situated south of Khandala and about half a mile to the north of the Kalmeshwar road. The western block lies low and contains very good soil, on the south and south-east the land is rather highlying, though in many places clothed with fairly deep soil. Rents are very low indeed, except just near the village site, where they are on the contrary very high. There is some irrigation here in the low lands. The tenants are a fairly strong lot of Kunbis, and the proprietors are Brahmins. Rents have not been touched, and may be substantially enhanced now. Nearly the whole area is held by protected tenants, and a rate of .95 will not be too high; individuals will of course be given good margins on deduced rents. The area of sir is not large, but I would value it at the standard rate.	
			330.09	261 2 0	0 12 8	457.43	405 13 0	0 14 2	11	.62		
			147.50	173 8 0	1 2 9	29.16	47 0 0	1 9 9	38	1.57		
			843.22	756 12 0	0 14 4	845.54	770 14 0	0 14 7	2	.66		
			477.59	434 10 0	0 14 7	486.59	455 12 0	0 14 11	2	.66		
			135.31	135 2 0	1 0 0	141.22	136 0 0	0 15 5	—4	.63		
35	69 Ashti Khurd	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	52.75	60 8 0	1 2 4	38.01	53 8 0	1 6 6	23	1.19	A nice little village, with good fertile soil situated south of Parli, and quite close to the Kalmeshwar road. The soil is chiefly good morand II; about 40 per cent is under wheat. The village is, however, small, and the houses are not much to look at. The village is a fair typical one of the tract. The proprietor is a patwari, and the tenants are Kunbis and Telis; of 21 tenants 8 are free from debt. Assets have increased by 27 per cent 'pari passu' with the rent-rate. The rate paid by the occupancy tenants, who form the largest class, is 2½ per cent higher than the rate they paid at Settlement, and they may be enhanced by about 22 per cent	
			27.25	24 8 0	0 14 5	264.49	284 8 0	1 1 3	20	.78		
			319.01	275 0 0	0 13 10	60.70	79 8 0	1 4 11	51	.97		
			399.01	360 0 0	0 14 5	363.23	417 8 0	1 2 5	28	.85		
			346.26	299 8 0	0 13 10	325.19	364 0 0	1 1 11	27	.81		

more. I would propose .95 as a fair rate (compared also the ordinary incidence). The standard rate would be *prima facie* suitable here, but is too high to work up to. The sir is 13 per cent, and I would value it at the standard rate.

A good-sized village situated three miles this side of Kalmeshwar on the Kalmeshwar road. The quality of the land is uneven and rather high lying on the west and south, and good and poor land are much intermixed; still there are many fine fields of good morand soil, and 40 per cent is under wheat; while there is also some irrigation. The proprietor is an up-country Brahmin, who has a shop in the city, and the tenants who are principally Kunbis, are rather a good lot, and there are no rental arrears. Rents and assets have risen but very little, and there is scope for a full enhancement now. The present occupancy rate only exceeds the occupancy-cum-ordinary rate of last Settlement by 13 per cent, and the rate which would therefore give effect to price rise in their case would be .90. This however, is rather low for the substantial absolute occupancy class, and I think that a rate of .95 may be fairly fixed, which ought to raise absolute occupancy tenants by about 20 per cent. The considerable area of sir land, I would value at the standard rate. The village is exceedingly well situated on the road between Kalmeshwar and Nagpur.

A large village south of Airia and east of Saholi in the Uparvali group; on the south are the hills of Drugdhamna in the Hingna group, and the low hills also enter the land on the east; on the top of these hills and along their base, and also towards the west, the land is not wheat-bearing, but in the low lands near the village site is some excellent wheat land and irrigated garden land, and the rents on this area are rather high in some cases. The Khargson tenants are a good lot, and the proprietor is Ranaji Naik, a minor, and the estate is managed by the Court of Wards. There are no rental arrears. Cultivation on the poorer land has extended; but the increase in the occupied area is not very large. Some of the ordinary rents are high on bardil land. The rise in the occupancy rate paid by the large occupancy class has only risen by 9 per cent over the rate paid at Settlement (occupancy-cum-ordinary rate), and considerable enhancement on price considerations may be effected. The situation of the village is distinctly good. The full rate feasible on the occupancy incidence would be 1.30, and there is no reason for thinking this too high for a village on the edge of the Kalmeshwar group.

36	71	Airia Kalan	(Absolute occupancy ... Occupancy ... (Ordinary All-round ... Occupancy-cum-ordinary ...	237.31 300.62 508.97 1,046.90 809.59	280 0 0 234 8 0 449 0 0 963 8 0 683 8 0	1 2 11 0 12 6 0 14 1 0 14 9 0 13 6	228.81 683.12 43.72 955.65 726.84	279 8 0 612 4 0 35 0 0 926 12 0 647 4 0	1 3 7 0 14 4 0 12 10 0 15 6 0 14 3	4 15 -9 5 6	.62 .66 .74 .71 .66	Ryoti .95 (Sanctd. 1.05) Sir 1.15 (Sanctd. 1.15)
37	202	Khargson	(Absolute occupancy ... Occupancy ... (Ordinary All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	113.50 287.63 233.56 734.69 621.19 80.82	95 0 0 229 2 0 365 12 0 689 14 0 594 14 0 174 4 0	0 13 5 0 12 9 1 1 7 0 15 0 0 15 4 2 2 6	117.85 578.01 163.22 864.08 746.23 85.40	95 0 0 606 8 0 152 0 0 853 8 0 753 8 0 178 4 0	0 12 11 1 0 9 0 14 5 0 15 10 1 0 3 2 1 5	-4 31 -18 6 6 -3	.88 .96 1.88 1.04 1.06 1.23	

STATEMENT C.—Koradili Group (No. VI), of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial Settlement No. of mahal. No.	Name of Village.	At last Settlement.			At present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.	
		Area.	Rent.	Incidence: per acre.	Area.	Rent.	Incidence per a. re.					
1	2	3	4	5	6	7	8	9	10	11	12	13
38	105 Lawa	{ Absolute occupancy ... Occupancy ... (Ordinary All-round Occupancy-cum-ordinary ...	173-06	166 14 0	Rs. a. p. 0 15 4	178-19	162 14 0	Rs. a. p. 0 14 7	-5	·90	A good-sized village situated at the head of the Drughanna valley, stretching from Khargon to Dabha. The northern portion lies rather high on the Budhala side, and the soil is thin. The Khargon hills enter the western side of the village, and in the east and south-east, is the high backbone of hills, which divide the group in two, upon which the village site is situated. In the south and centre of the village is very good and moist wheat land, near the Lawa nala, a tributary of the Pili river. The village belongs to the saasthanik estate. The tenants are chiefly Mahars, and a few Kunbis, and five persons of Nagpur hold land in the village; some of the Mahars are well-to-do, but many of them are poor. Rents have remained quite stationary, and a substantial enhancement may be effected now, as the village is excellently situated near the road, and only seven miles from Nagpur. I propose 1·25. A high rate would be too high for the large occupancy class. Margins will be necessary in individual cases.	
			103-06	53 10 0	0 8 4	409-57	330 0 0	0 12 11	55	·86		1·25
			353-69	338 4 0	0 15 4	93-91	100 8 0	1 1 1	11	1·00		
			629-81	558 2 0	0 14 2	681-67	593 0 0	0 13 11	-2	·89		
			456-75	391 14 0	0 13 9	503-49	430 8 0	0 13 8	-1	·33		
39	193 Dalha	{ Absolute occupancy ... Occupancy ... (Ordinary All-round Occupancy-cum-ordinary ... Malik-mahabua ...	131-63	123 12 0	0 15 1	103-46	87 8 0	0 13 6	-10	1·21	A good substantial village east of Lawa the village is surrounded on all sides by stony ridges, and here is nearly all bardi land, upon which cultivation has extended. In the centre is a basin with lowlying fields, where the soil is rich and has accumulated, and here there is some excellent wheat cultivation. The tenants are a very fair lot, and some wealthy Nagpur Brahmmins hold land here; there are besides these, Brahmmins, Kunbis, Mahars and a Mali, who is well off. The village has been recently purchased by Ramkrishna Puri. There has been some real rise in rent-rate, owing to the occupation of poorer lands, and the rate here must depend largely on the large ordinary class. The occupancy rate has really risen a good deal, and cannot be enhanced much. A rate of 1·25 is as high as I should care to recommend, having regard to the ordinary incidence,	
			143	88 8 0	0 9 11	466-12	288 6 0	0 9 11	...	1·10		
			711-34	322 0 0	0 7 3	540-22	230 15 0	0 6 10	-6	·93		
			985-97	534 4 0	0 8 8	1,109-80	606 13 0	0 8 9	1	1·04		
			1,851-34	401 8 0	0 7 6	1,006-34	519 5 0	0 8 3	10	1·01		
			853-0	95 0 0	1 1 9	113-30	106 0 0	0 15 0	-15	1·15		

A small village situated to the north of Laws; the land is much of it highly lying especially on the Junapani side on the north, and the Dabha side to the east; on the south are some goodish wheat fields, but the land impressed me as being below the average. The tenants are chiefly Kunbis, who come from Phetari and Lawa, and there are only a few huts in the village itself. They are a poorish lot on the whole. The village belongs to the Saasthanik estate. Rents are low and have not been enhanced. The rate which I would propose is .80, which would raise occupancy rents by 34 per cent; they have already risen by 7 per cent, and I would not enhance quite to the full here. Absolute occupancy tenants will be dealt with by allowing margins There is no sir.

A fair-sized village just a little off the Kalmeshwar road east of Airia and eight miles from Nagpur; on the west and in the centre of the village, there is very good morand I land, but to the east on the Budhala side, the soil is rather poor, however, all crops will grow here very well including cotton. The malguzar is a Kunbi who fights with his tenants, and they are rather a strong lot of Kunbis, a Brahmin who fosters the strife, and a Mali complete the roll. Rents were extremely low at the last Settlement, and revenue extremely high, so that there has been a great deal of rent enhancement. The occupancy rate has risen by 33 per cent over the occupancy-cum-ordinary rate of the last Settlement, and the rate based on the occupancy incidence would be only .70, which of course is far too low to suit the equally large absolute occupancy class. I therefore propose a rate of .80, and will deal leniently with occupancy rents in individual cases. For sir I propose 1.15 the standard rate. Assets have increased by 53 per cent.

A small village held "mokasa," subject to good behaviour, by a Mahatba of Nagpur, whose behaviour hardly comes up to the conditions. He is in debt, and it is mortgaged with possession to Ramanna Sadashco Gandley, a money-lender of Nagpur. The village is situated on the Kalmeshwar road between Airia and Phetari; it contains good wheat land chiefly of the morand II class, and about 35 per cent of the wheat land is under wheat. The tenants are Kunbis and Mahars, an average lot; some come from Airia. Rent-rate and assets have risen by 36 per cent, and very little enhancement is now desirable. The rate which I would recommend is .90; it will give a reasonable enhancement of occupancy rents and permit of levelling up in the case of the other classes. For sir land which is 13 per cent, I propose 1.15, the standard rate.

194	Budhala	Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	108 06	90 0 0	0 13 4	65 34	57 8 0	0 10 9	— 19	— 52	80 (Sanctd. .90)
			17 25	15 0 0	0 13 11	415 71	245 8 0	0 9 5	— 32	— 59	
			413 54	222 4 0	0 8 6	60 51	41 0 0	0 10 10	26	— 59	
			538 87	327 4 0	0 9 9	561 59	344 0 0	0 9 10	1	— 58	
41	Chicholi	Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	430 79	237 4 0	0 8 10	476 25	296 8 0	0 9 8	9	— 59	80 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
			245 56	190 0 0	0 12 5	205 21	180 0 0	0 14 0	13	— 67	
			60 81	47 0 0	0 12 4	221 74	184 0 0	0 13 3	7	— 61	
			200 06	171 0 0	0 9 5	153 83	242 0 0	1 9 2	167	1 09	
74	Chicholi	Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	596 44	403 0 0	0 10 11	550 78	606 0 0	1 0 9	53	— 77	80 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
			350 87	218 0 0	0 9 11	375 57	426 0 0	1 2 2	84	— 83	
			98 44	48 0 0	0 7 10	103 36	48 0 0	0 7 5	— 5	— 34	
42	Goudhni, Klur	Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	38 40	49 0 0	1 4 5	37 10	49 0 0	1 5 2	4	— 93	90 (Sanctd. .95) Sir 1.15 (Sanctd. 1.15)
			51 19	38 0 0	0 11 11	85 15	74 4 0	0 13 11	17	— 68	
			135 75	117 8 0	0 13 10	114 57	169 8 0	1 7 8	71	1 04	
			225 34	204 8 0	0 14 6	236 82	292 12 0	1 3 9	36	— 90	
73	Goudhni, Klur	Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	186 94	155 8 0	0 13 4	199 72	243 12 0	1 3 6	46	— 89	90 (Sanctd. .95) Sir 1.15 (Sanctd. 1.15)



STATEMENT C.—Koradih Group (No. VI), of the Nagpur Tahsil, Nagpur District—(Contd.)

Serial No. of mahal.	Settlement No.	Name of Village.	At last Settlement.			At present.			Increase per cent of acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
43	75	Phetari	Acres. 93.75 46.63 315.30 455.68 361.93 31.12	Rs. a. p. 124 0 0 45 0 0 411 0 0 580 0 0 456 0 0 62 0 0	Rs. a. p. 1 5 2 0 15 5 1 4 10 1 4 4 1 4 2 1 15 11	Acres. 91.84 184.53 163.31 439.68 337.84 53.80	Rs. a. p. 124 0 0 259 1 0 253 11 0 636 12 0 572 12 0 85 0 0	Rs. a. p. 1 5 7 1 6 6 1 10 6 1 7 9 1 8 3 1 9 3	2 46 27 17 20 -21	1.48 1.40 1.47 1.44 1.44 .99	12 12 12 12 12 12	A small village situated on the Kalmeshwar side of the slope from the high land which separates Nagpur from Kalmeshwar; the lower lying land on the west is good and there is some garden land, north of the village site, but on the side of the high land, the soil is not very deep, and there are few wheat-bearing fields. The proprietor is a Brahmin (a partition Amin), and the tenants include a number of Malis, a few of these are well-to-do, and live in good houses; but on the whole the condition of the village is not quite up to the standard. The wells do not hold out in a dry season, and the malguzar exacts Rs. 4 per well as a water-rate in addition to the rents. Assets have risen by 17 per cent, I would prefer here to merely level up to the standard rate of 1.15. I would value the soil at 1.45. The malguzar is grasping. The village was a "mohasa," and the revenue assessed was high. It was recently resumed.
44	76	Malurjhari	Acres. 345.56 104.25 1,110.38 1,560.19 1,214.63 130.94	Rs. a. p. 307 3 3 51 4 0 443 5 3 801 12 6 494 9 3 94 0 0	Rs. a. p. 0 14 3 0 7 10 0 6 6 0 8 3 0 6 6 0 11 6	Acres. 289.67 999.74 456.85 1,747.26 1,458.59 184.75	Rs. a. p. 276 7 0 410 6 0 358 0 0 1,044 13 0 768 6 0 100 0 0	Rs. a. p. 0 15 4 0 6 7 0 12 6 0 9 7 0 8 5 0 11 10	8 -16 95 16 29 3	1.22 .72 1.51 1.01 .95 1.18	12 12 12 12 12 12	A large village situated among the hills and valleys which terminate the Jumpani highlands, and separate them from the lowland of the Kolar valley. The site would be a splendid one for a reservoir, as a considerable area is drained into the centre hollow where the village site and the best lands are situated; the egress from which is by a comparatively narrow channel. There is no very superior land here even in the valleys; while the soil on the high-lands is of course poor, but there is some fair cultivation in the valley, and there are 250 acres of wheat in the village. Juari is, however, the principal crop. The Sautanik estate is the proprietor of the village. The tenants are Kumbh, numerous Mahars, and some Mahomedans. The village houses are very fairly good, and the tenants are all round rather a good lot. There has been an increase in the occupied area over the poorer lands. Incidences are so discrepant that a rate to suit all classes is an impossibility.

STATEMENT C.—Koradih Group(No. VI), of the Nagpur Tahsil, Nagpur District.—(Contd.)

Serial No. of mahal.	Settle-ment No.	Name of Village.	At last Settlement.			At present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
52	129	Hazaripahar ...	47.56	63 0 0	1 5 2	8.71	19 0 0	22 11	65	1.94		<p>thus far too high, and the cultivators bitterly repent their acceptance of them. One man had 20 acres (of which six were khardi and the rest all bardi), at a rent of Rs. 50. He suffered loss; his rent is I believe now reduced by the Court of Wards at my instance. There was no cultivation at Settlement, and hence no kamli jama was fixed for this village, and it was included in the jama of the adjoining village of Hazaripahar. I propose to reduce rents all round. Tenants are chiefly Mahars, Telis, Kunbis and Kahars, from all the surrounding villages. Some Brahmin and Khar tenants have got off pretty lightly; the Mahars are paying the highest rents. I propose the standard rate and would reduce down to a figure not exceeding the deducted rent by more than 33 per cent.</p>
		Absolute occupancy ...	131.50	93 0 0	0 11 4	170.95	94 0 0	0 8 10	—22	1.03		
		Occupancy ...	65.75	28 0 0	0 6 10	86.90	81 0 0	0 14 11	118	2.06		
		Ordinary	244.81	184 0 0	0 12 0	266.56	194 0 0	0 11 8	—3	1.38		
		All-round	197.15	121 0 0	0 9 10	257.85	175 0 0	0 10 10	10	1.33		
		Occupancy-cum-ordinary									1.25	<p>This is a small village lying south of Borgaon and in a narrow valley between the Telankheri and Kakardara hills. Along the mala which flows down this valley from Dabha is some wheat cultivation, but there is very little good land, and the bulk of it is khardi and bardi. There are a few huts only in the village; the local tenants being Kunbis and Mahars, but there are several outsiders. Brahmins, Kahars and a Maratha. The village is a "mokasa" of the Bhonsla estate. Rents are by no means low. Assets have not risen much. There is a great deal of khardi and bardi in every holding. I would not enhance much here. The tenants are a poor lot. I propose 1.25. Rent reduction will be necessary in a few cases I think.</p>
53	130	Telankheri ...	79	57 12 0	0 11 8	75.00	57 12 0	0 12 4	6	2.11		
		Absolute occupancy ...	24.63	8 8 0	0 5 6	60.30	45 0 0	0 11 11	117	2.13		
		Occupancy ...	226.31	112 0 0	0 7 11	82.03	45 0 0	0 8 9	11	4.86		
		Ordinary	329.94	178 4 0	0 8 8	217.38	147 12 0	0 10 10	25	2.55		
		All round	250.94	120 8 0	0 7 8	142.38	90 0 0	0 10 1	32	2.96		
		Occupancy-cum-ordinary									1.50	

This village is too well known to need description; it lies on the slopes and summit of the range of low hills, which run from the Telankheri tank to "Tiger's gap", and the surface above is flat but very stony. One seldom comes across a village with so little good soil in it. The mal-guzari area is much reduced; what with the Telankheri garden, and the fodder reserve recently taken up, and some land near the garden retained as "nazul", only one-third of the whole

manah remains as malguzari. With holdings partly taken up, it is difficult to arrive at the exact rental, and as this is very high, I would refix the rents here upon a moderate basis. The proximity to Nagpur counts for a great deal, and a rate 33 per cent above the standard rate would be quite fair as a basis. I propose 1.50.

This village lies on the flat between the Civil station (the west end of Nagpur) and the Teleng-kheri road; it contains average land chiefly suitable for kharif crops. The village is a "mokasa" of the Bhonsla estate. There are a few good gardens near the village site, but the northern portion is high-lying. The cultivators are Murathas, Kumbis, a Marwari and a Mahomedan, and they are fairly well-to-do: agriculture is only a minor pursuit with them, and they earn most by plying carts for hire. There is some muafi land, and 42 acres of formerly muafi land are held by Gopal Hari, Pleader, and Stram Marwari, for Rs. 6. This land includes a garden. There are also some "oazul" tenants, paying a rental of Rs. 104 altogether. I propose the maximum rate of 1.50 here also.

A small village extending from Garga up to the Telengheri hills; it comprises half the Teleng-kheri tank in its area, and the land which lies in the ravine running up to Kachimet, which forms part of the catchment area of the tank. There is a good-sized village just to the south of the tank, but its population chiefly consists of day labourers, and there are very few tenants. The village contains a valuable grass bir, and up in the ravine, Government in the shape of the Forest Department has some cultivation of its own, growing wheat, rice, gram, some garden produce; altogether 37 acres of land are in the cultivation of the department. I propose 1.50 here as in the other villages hereabouts; it will raise rents up to 50 per cent above Settlement. There are only four tenants and two malik-makbnzas, one of whom is Gopal Rao, Pleader. There is no sir land.

A *rich* village between Phutala and Ambhajiari; it lies partly below and partly upon the elevated plain which overlooks the Telengheri tank from the west. It is a malguzari village of the Bhonsla estate. The tenants come from Phutala, Dharampeth and Telengheri, and include Gopal Rao, Pleader, who has gone in for very extensive cultivation here. His land contained four wells before and he has dug four more, and constructed a tank, from which constant irrigation is kept up. It is commonly said that he has spent altogether Rs. 40,000 in all his irriga-

54	131	Dharampeth	{ Absolute occupancy ... Occupancy ... Ordinary	...	29-81	35 0 0	...	...	1 2 9	...	108-37	144 0 0	...	...	1 5 3	...	...	1.68
			Occupancy-cum-ordinary	...	101-09	90 0 0	...	...	0 14 3	...	...	...	...	...	...	...	...	...
			All round	...	130-90	125 0 0	...	...	0 15 3	...	108-37	144 0 0	...	...	1 5 3	...	...	1.68
			Malik-makbnza	...	...	130-90	125 0 0	...	0 15 3	...	108-37	144 0 0	...	...	1 5 3	...	...	1.68
				...	...	...	...	...	...	...	41-80	6 0 0	...	...	0 2 4	...	...	...
55	132	Phutala	{ Absolute occupancy ... Occupancy ... Ordinary	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
			Occupancy-cum-ordinary	...	59-75	46 4 0	...	...	0 12 5	...	...	...	...	...	...	...	...	...
			All-round	...	59-75	46 4 0	...	...	0 12 5	...	66-81	64 0 0	...	...	0 15 4	...	...	1.30
			Malik-makbnza	...	59-75	46 4 0	...	...	0 12 5	...	66-81	64 0 0	...	...	0 15 4	...	...	1.30
				...	31-94	20 8 0	...	...	0 10 3	...	33-71	20 8 0	...	...	0 9 9	...	...	...
56	188	Pandrabori	{ Absolute occupancy ... Occupancy ... Ordinary	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
			Occupancy-cum-ordinary	...	28-69	6 8 0	...	...	0 3 7	...	469-34	156 0 0	...	...	0 5 4	...	...	...
			All-round	...	237-97	83 5 0	...	...	0 5 11	...	...	...	...	...	...	...	...	...
			Malik-makbnza	...	266-66	94 13 0	...	...	0 5 8	...	469-34	156 0 0	...	...	0 5 4	...	...	...
				...	266-66	94 13 0	...	...	0 5 8	...	469-34	156 0 0	...	...	0 5 4	...	...	...

STATEMENT C.—Koradih Group (No. VI), of the Umrer Tahsil, Nagpur District—(Contd.)

Serial Settle- No. of Mahal.	Name of Village.	At last Settlement.			At present.			Increase per cent of present acreage inci- dence over that of last Settle- ment.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.	
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	13
57	189 Kachimet	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	... ... 147 147 147	... ... 38 0 0 38 0 0 38 0 0	... ... 0 4 2 0 4 2 0 4 2	... 355-87 83-36 439-23 439-23	... 104 13 0 31 12 0 136 9 0 136 9 0	... 0 4 9 0 6 1 0 5 0 0 5 0	... ... 46 20 20	... ... 43 33 33	60	<p>tion and embanking work, and in constructing the tank and channels to it. He is a malik-maknza here, and also holds some land as occupancy tenant. About 30 per cent of the cultivated area is irrigated. The village contains some fair land, and wheat grows even on the surface of the high land to a small extent. As rents have not risen at all, I propose to enhance to the full, and propose 1-30.</p> <p>This is a <i>viz</i> village on the top of the plateau between Telugkheri and Wari, and as it lies on the catchment area of the Ambajhari tank, nearly the whole of it is being acquired; so little will be left that I cannot say what will be done to it; whether it will be cultivated or left waste. There was very little land cultivated at Settlement, and of course cultivation and assets expanded enormously. For the present, and unless any special treatment should afterwards be found necessary, I propose 60, which I would have as a minimum rate in this group. The village belongs to Gopal Rao, Pleader, who bought it specially for its grazing land. Although it is situated solely on this high land, there are 82 acres under wheat, and 97 under linseed.</p>
58	192 Wari	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-maknza ...	80-94 120-50 373-44 574-88 493-94 ...	64 8 0 77 0 0 237 0 0 378 8 0 314 0 0 ...	0 12 9 0 10 3 0 10 2 0 10 6 0 10 2 ...	76-43 393-20 127-13 596-76 520-83 57-75	63 0 0 248 0 0 93 0 0 404 0 0 341 0 0 36 0 0	0 13 2 0 10 1 0 11 8 0 10 10 0 10 6 0 10 0	3 -2 15 3 3 ...	1-09 1-07 1-12 1-09 1-09 ...	1-35	<p>A considerable village on the highland which divides the catchment area of the Ambajhari reservoir from the Wurna valley. On the north a ridge divides this catchment area from Dabba, the water of which drains partly towards Telugkheri and partly into the Hazaripahar mals. The soil is chiefly stony and of poor quality, except in the vicinity of the mals, which drains the hills in this neighbourhood. Here the ground is rather boggy, and there is accumulation of soil. A little land is being taken up for the reservoir, and the village site is to be removed. Its drainage</p>

A small village situated south of Ambajhari, a fairly level and lowlying land, but there are many fields in which the soil seems to be too dry and shallow for wheat, and there is no morad and soil, except in some gardens near the village. The tenants are chiefly Mahars and a few Malis, one or two Nagpur tenants also, who are well-to-do. The local men are a poorish lot. The present proprietor is the aged Syad Ahmed Hakim. The assessment at last Settlement was crushing, and the village has changed hands several times. For self defence mawazars have had to enhance. The past enhancements have raised assets by over 60 per cent. The occupancy rate now is 33 per cent higher than the occupancy-current ordinary rate of the last Settlement, and even though it is low, the further enhancement now proposed must be small. I propose 1·00. There is no sir.

STATEMENT C.—Koradih Group(No. VI), of the Nagpur Tahsil, Nagpur District.—(Contd.)

Serial No. of mahal.	Name of Village.	At last Settlement.			At present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.			
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.							
1	2	3	4	5	6	7	8	9	10	11	12	13		
62	185 Khamla	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	191-19	156 8 0	0 13 1	154-18	138 8 0	0 14 4	10	1-02 1-12 1-17 1-07 1-14	1-25	A good-sized and fairly substantial village situated on the edge of the Nagpur pargana, just west of Anjni Khurd. North and east on the Anjni border the soil is rather poor, but the centre and southern portions of the village contain good wheat land. Wheat and juar cover an equal area and are the principal crops. The malguzar is Vinayak Jageshwar Buti, and the tenants who are Kunbis and Mahars, are a fairly superior lot. There has been some rent enhancement in the past, and assets have increased by 23 per cent. The occupancy rate is higher by 37 per cent than the rate paid by ordinary tenants at last Settlement, and the enhancement now feasible is not more than 10 per cent, I therefore propose 1-25. The situation of the village on the road to Nagpur fully warrants a rate exceeding the standard.		
...					
...	
...	
...	
63	384 Sonegaon	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	212-13	207 0 0	0 15 7	186-67	215 8 0	1 2 9	20	1-02 1-55 1-83 1-37 1-71	1-40	This village is situated south of Khamla, and contains a tank and the Raja's garden. A large cattle market is held here. The village contains some very good land, especially on the Somalwara border. It is owned by the old malguzar of Palsori and Bhamti. The tenants are an average lot only, some of them live in Khamla. Absolute occupancy tenants are the only class who have escaped enhancement, and assets have increased by 35 per cent. The absolute occupancy tenants may be enhanced substantially now, as the village is in point of situation a very good one, and the cattle market is a great advantage. I propose 1-40, which will give a high enough <i>per saltem</i> enhancement on absolute occupancy tenants, and serve to raise low payments by among the other classes. There is no sir.		
...	
...
...
...

STATEMENT C.—Koradih Group (No. VI), of the Nagpur Tahsil, Nagpur District.—(Concl.)

Serial No. of mahal.	Settle-ment No.	Name of Village.	At last Settlement.			At present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
67	413	Kalkuhi	325-25	262 8 0	0 12 11	324-60	269 0 0	0 13 3	3	-46		<p>last Settlement. This will then raise the large occupancy class up to a fair figure, and will also give a substantial enhancement of absolute occupancy rents. Very large enhancement is not desirable in this village. I propose 1-15. There is no sir land.</p> <p>This is a distinctly good village, situated south of Siwagaon and between the Hingna and Bori groups. As we leave the Wunna valley at Dahigaon in the Hingna group we arrive at once into a wheat area. The soil here is good average morand 11, with a large area of wheat grown on it (over 400 acres), and the tenants are a very fair lot of Kunbis and Malis. There has not been much rent enhancement, and assets have increased by 10 per cent only. The proprietors are Malis, and they hold 25 per cent of the occupied area. The occupancy rate being 16 per cent higher than the occupancy-cum-ordinary rate of the last Settlement, the rate which is indicated by their incidence is '85, but this is rather low for the large absolute occupancy class, and I therefore propose '90. For a village of this kind '90 is an exceedingly moderate rate, for Nagpur is only about seven miles off. I propose 1-15 the standard rate for the sir.</p>
		Absolute occupancy ...	151-59	144 0 0	0 15 2	406-65	325 8 0	0 12 10	-15	-68		
		Occupancy ...	375-74	220 0 0	0 9 4	96-98	88 0 0	0 14 6	55	-79		
		Ordinary ...	852-58	626 8 0	0 11 9	828-23	682 8 0	0 13 2	12	-68		
		All-round ...	527-32	364 0 0	0 11 0	503-63	413 8 0	0 13 2	20	-66		
		Occupancy-cum-ordinary ...										
		Villages—68										
		Malis=78										
		Absolute occupancy ...	11,716	11,078 2 3	0 15 2	9,341	9,971 11 0	0 15 4	1	-85		
		Occupancy ...	7,605	6,275 6 0	0 13 2	23,349	19,112 12 3	0 13 1	...	-84		
		Ordinary ...	23,007	15,386 13 3	0 10 8	11,779	11,730 2 0	0 15 11	49	1-20		
		All-round ...	42,329	32,740 5 6	0 12 4	44,469	39,814 9 3	0 14 4	16	-92		
		Occupancy-cum-ordinary ...	30,612	21,602 3 3	0 11 4	35,128	30,942 14 3	0 14 0	24	-95	1-15 Standard rate.	

NAGPUR :

R. H. CRADDOCK,

Dated the 25th October 1892.

Settlement Officer.

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department, No. 4478 dated the 21st November 1892.*

READ—Report by the Settlement Officer, Nagpur, submitting proposals for the fixation of a standard unit-rate and for the determination of unit-rates for each individual mahal comprised in the Koradih group of the Nagpur tahsil in that district.

READ—Remarks by the Settlement Commissioner, embodied in his Memorandum No. C-459, dated the 29th October 1892.

RESOLUTION.

This group, though it is not equal to the best of the tahsil, takes rank with the superior ones, and may be classed as average. It has some fine stretches of good soil. On the other hand, there are considerable areas of stony and undulating character. In point of communications the group is well off, being traversed by all the roads which converge on Nagpur from north and west. In spite of this, rents are very low for the neighbourhood of a large town.

2. Cultivation has expanded 4 per cent. and the occupied area 5 per cent. only. The all-round rent-rate has risen 16 per cent. and assets are larger by 22 per cent. than they were at last Settlement. But the revenue then assessed fell at 81 per cent. of assets and was certainly very heavy. Even now it absorbs 66 per cent. of present assets.

3. Turning to a consideration of individual rates, we find that absolute occupancy and occupancy tenants pay no higher than they did at last Settlement, while the rate of ordinary tenants' rents has risen 49 per cent. corresponding to a unit incidence of 1·20. The circumstances of the group then demand a reasonable enhancement of the rents paid by the protected classes of tenants.

Mr. Craddock proposes a standard unit-rate of 1·15, but the Settlement Commissioner considers this somewhat too low and would adopt 1·20.

The latter rate which affords scope for a 40 per cent. enhancement of the payments of the protected classes, is, in the Chief Commissioner's opinion, more suitable, and is accordingly accepted.

4. The changes in the Settlement Officer's Mahalwar unit-rates which are detailed below, have been made in view of the same considerations as dictated the raising of the standard.

Number and Name of Mahal.	Sanctioned rate.		Remarks.	
	For Ryoti.	For Sir.		
1. Takli Buzurg	...	1.40	Margins may be left for some occupancy tenants.	
3. Kosari, Mahal I	...	1.00		
Do. „ II	...			
7. Suradevi85	1.15	Margins should be left for absolute occupancy tenants.
8. Koradih	...	1.45	1.60	
9. Panjra80	.80	
19. Lonhara80	1.15	
23. Lonkari	...	1.20	1.20	

Number and Name of Mahal.	Sanctioned rate.		Remarks.
	For Ryoti.	For Sir.	
24. Khapa ...	As proposed.		Margins should be left for occupancy tenants.
29. Bailwara, Mahal I ...	1·20	1·20	
Do. „ II ...			
31. Walni ...	·80	1·15	
32. Khandala ...	·75	1·00	
35. Ashti ...	1·05	1·15	
36. Airla (Kalhan) ...	1·05	1·15	
40. Budhala ...	·90	·90	
41. Chicholi ...	·85	1·15	
42. Gondhni (Khurd) ...	·95	1·15	
43. Phetari ...	1·25	1·45	
44. Mahurjhari ...	1·25	1·50	A margin should be left for occupancy tenants.
50. Mokardhokra ...	1·45	1·45	
51. Kakardara ...	1·45	1·45	
60. Ambajhari ...	1·10	1·10	
61. Palsori ...	1·10	1·10	
64. Bhamti ...	1·20	1·20	
66. Siwangaon ...	1·20	1·20	
67. Kalkuhi ...	1·00	1·15	

[True Extract]

L. S. CAREY,

Secretary to the Chief Commissioner,
Revenue Department.

No. 4479.

Dated Nagpur, the 21st November 1892.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information and communication to the Settlement Officer. The Rate Report and its annexures are returned herewith.

L. S. CAREY,

Secretary to the Chief Commissioner,
Revenue Department.

**ASSESSMENT REPORT FOR THE KORADIH GROUP (No. VI) OF THE
NAGPUR TAHSIL, NAGPUR DISTRICT.**

The general conclusions drawn in the Rent-rate report on this group were that it was a group in which there was a great deal of rich land, enjoying also the advantage of proximity to Nagpur, but that it was as a whole, somewhat marred by the existence of large stony tracts in its southern portion, which prevented its taking first rank among the groups of the tahsil.

There was considerable scope for enhancement of protected rents, and the village rates proposed were raised slightly in numerous cases to bring them into conformity with the sanctioned standard, which exceeded by a little, the proposed standard rate.

2. Before proceeding with the proposals, which I am now submitting, it is necessary to point out that the figures now submitted differ from those sent in with Rent-rate report to some extent.

This is due to the fact that the former figures contained the land acquired for the catchment area of the Ambajhari tank; while the present figures do not.

On the total of course, the difference is slight, but in the particular villages notably Kachimet, Ambajhari and Tukli Sim, the areas are completely altered.

A mistake of Rs. 100 was also discovered in the revenue of the group as then reported.

3. I will now set out the rent proposals for this group, taking malik-makbuzas first, and then tenants.

Malik-makbuzas.

The malik-makbuza revenue fixed at Settlement fell at Re. 1-5-4 an acre. At present the incidence of the class is Re. 1-4-2. The inclusion in it of inferior muafi plots since resumed, is the cause of the fall in incidence.

My proposals raise the revenue to a rate of Re. 1-7-5 per acre, or by 15 per cent.

The actual payments of this class at present, as proposed and as deduced, are as under :—

		Rs.	a.	p.
At present	...	5,453	6	10
As proposed	...	6,279	6	8
Deducted	...	6,538	12	0

The margin left the class on their deduced payments is less than 4 per cent.

Though the enhancement is small, still it is only fair that the revenue should not be quite as high as in the case of tenants, as they have to pay more in the shape of cesses.

4. In numerous cases (especially on irrigated land) their payments could not be enhanced at all; while in many instances they were the result of former competition, and require reduction.

The aggregate of the payments requiring relief is Rs. 2,009-12-2, which I proposed to reduce to Rs. 1,623-4-0 or by Rs. 386-8-2, equal to 18 per cent on the total payments: on the class the amount reduced falls at 7 per cent.

Had these payments been maintained the enhancement of the class would have been 22 per cent, but would have brought malik-makbuza revenue above the deduced total.

The only villages in which the reductions are of any moment are Koradih, Gumthala, Lonkhari and Dharampeth, and they relate chiefly to land on which irrigation has declined while the revenue remained at irrigable rates.

Included in the malik-makbuza figures is an area of 342.69 acres, consisting of escheated plots, on which the revenue proposed is Rs. 354.

Tenants.

5. My proposals as regards ryoti rents are best seen from the following tables.

TABLE A.

Showing the incidences of the present and proposed rents per acre and per soil-unit, with the amount of rise per cent of the proposed over the present and last Settlement rates for each class of tenant :—

Class of tenant.	Incidence of present rents.		Incidence of proposed rents.		Rise per cent of proposed over—	
	Per acre.	Per soil unit.	Per acre.	Per soil unit.	present rate.	last Settlement rate.
	Rs. a. p.		Rs. a. p.		Per cent	Per cent
Absolute occupancy	0 15 5	85	1 3 5	1.07	+26	+28
Occupancy	0 13 5	84	1 0 7	1.04	+23	+26
Ordinary	1 0 1	1.20	1 0 7	1.24	+3	+55
All-round	0 14 7	92	1 1 2	1.09	+18	+39
Occupancy-cum-ordinary	0 14 4	95	1 0 7	1.09	+15	+45

Before commenting on these figures it will be useful to see Table B.

TABLE B.

Showing the actual rents paid by each class of tenants, the rents proposed, and the rents as deduced by the sanctioned rates.

Class of tenant.	Present rents.	Proposed rents.	Deducted.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Absolute occupancy	8,963 6 0	11,291 2 0	12,097 0 0
Occupancy	18,910 1 3	23,295 12 0	24,164 11 0
Ordinary	21,062 10 0	12,012 6 0	10,160 13 0
All-round	39,536 1 3	46,530 4 0	46,722 8 0

6. This class is enhanced under my proposals by 26 per cent, and they will pay 28 per cent higher than at last Settlement.

Their proposed payments will be 9 per cent below the standard rate, and the margin left them on their deduced rents is 6 per cent.

My proposals enhance their payments very substantially where these were exceedingly low, but of course, the total enhancement cannot come up to a higher figure, because there are a number of villages in which their rents were already high.

Not much reduction has been necessary, the aggregate of the sums struck off individual payments by way of reduction or adjustment, being only Rs. 308 or 3 per cent on the payments of the class as a whole.

The amounts reduced thus average less than Rs. 5 per village, and are not large in any village, but the enhancement would have been 29 per cent had these been maintained.

The enhancement of absolute occupancy rents, which I propose, is then decidedly moderate, but after reviewing my proposals in each village, I do not see my way to further enhancement.

Occupancy tenants.

7. Under my proposals this class is enhanced by 23 per cent only; they have a margin left them of 4 per cent off their deduced rents, and they will pay at a rate falling at 13 per cent below group standard. They will also be paying only 26 per cent above the occupancy rate at last Settlement.

The natural criticism would be, that the proposals are too moderate, but as regards their drawback, it is necessary to remember that in several villages the rate was fixed subject to large margins to this class; while as regards the small rise in the occupancy rate since Settlement, it has to be considered, that the occupancy area then was too small to compare with the occupancy area now; a large portion of which was ordinary land at last Settlement.

If the occupancy rate proposed be compared with the occupancy-*cum*-ordinary rate of last Settlement, it will be found that it exceeds that rate by 46 per cent.

It is clear then, that the present proposals for this class do not err much on the side of leniency.

In the case of occupancy rents also some reductions and adjustments have been necessary, these aggregate Rs. 654 or a little over 3 per cent of the present rents.

The largest amount reduced on occupancy land is Rs. 35, in Phetri, where rents on garden land are high, and wells do not hold out well in dry seasons.

In Koradli the sum knocked off is Rs. 27; in other villages the amounts reduced are not much.

The amount of relief afforded is shown from the fact, that rents amounting to Rs. 3,028 were reduced by Rs. 654 or 21 per cent.

Ordinary tenants.

8. The figures do not call for much comment in the case of ordinary tenants. Their rents will exceed the standard rate by a very trifling extent, and the bulk of their enhancement has been affected by proprietors themselves.

Their rents have been enhanced in certain villages, levelled up in others, and reduced in a few.

The aggregate amount reduced is Rs. 658 or nearly 6 per cent on the present ordinary rents, but the measure of relief granted is of course much larger than this, for rents aggregating Rs. 1,841-12-0 have been reduced to Rs. 1,183-8-0 or by 35 per cent.

Of the Rs. 658 knocked off the rent-roll, Rs. 364 relate to six Court of Wards' villages; the balance of Rs. 294 being distributed over 13 villages.

The largest reductions occur in Kakardara, Khaparkhera and Mahurjhari, where lands had been let at excessive competition rates.

In other cases the reductions are not of much importance, for there were no cases of any wholesale rack-renting. The proprietors have agreed in all cases.

All-round rents.

9. Rents all round will be enhanced under my proposals by 18 per cent, and will exceed the all-round rate of last Settlement by 39 per cent; while the occupancy-*cum*-ordinary rate will have risen by 46 per cent, and the rents will fall at an incidence of 1·09 annas per soil-unit, or 9 per cent below the standard rate.

Sir and khudkasht lands in this group are not of much importance, and have been valued for the most part at the deduced valuation. The rate per acre of the valuation adopted will be Re. 1-9-10, the actual amount of the valuation being Rs. 5,876 on an area of 3,629 acres.

The area of sir sub-let brings in Rs. 2-4-9 per acre, but is too small to affect the valuation much.

Valuation of proprietary cultivation.

Service land. The valuation of the poorer service land falls at only Re. 0-13-9 per acre. These figures require no further comment.

Siwai Income.

11. The siwai income of the group is estimated at Rs. 2,024, as the approximate actuals Sources of siwai income. of 1892; while the assumed average is Rs. 1,415.

The heads under which it falls are as follows:—

	Actuals.	Average.
	Rs.	Rs.
Grass reserves ..	1,127	701
Mangoes ..	865	305
Sindiban ..	237	139
Fisheries and Miscellaneous ..	295	240
Total ..	2,024	1,415

The figure accepted is then only 71 per cent of what has been approximately taken as the actuals.

The villages in which siwai is important, are—

	Rs.	
Phutala ...	325	derived from valuable grass reserve and "siodi ban"
Suradevi ...	260	Do. tank and mangoes.
Mahurjhari ...	160	Do. grass reserve.
Sitagondi ...	80	Do. do.
Borgaon ...	60	Do. do.
Siwangaon ...	68	Do. mangoes.
Wari ...	50	Do. grass reserve.
Jaithala ...	50	Do. do.

These make up Rs. 999 out of the total estimated.

Assets.

12. The total revised assets of the group are compared below; with the assets at the Rental assets. time of last Settlement.

Assets.	At last Settlement.	As proposed.	Incidence per cent.
	Rs. a. p.	Rs. a. p.	
Cash ...	37,993 4 3	52,878 10 9	+ 39
Value of sir, khudkashit, privileged and service lands ...	2,791 9 0	6,711 0 0	+ 140
Siwai ...	1,166 11 6	1,445 0 0	+ 23
Total ...	41,951 8 9	61,034 10 8	+ 45

The rise is not quite so large perhaps as might be expected, but allowance has to be made for the land acquired at various times, and especially the land lately taken up in connection with Ambajhari.

The assets of all the land acquired would have been at least about Rs. 1,600 at the present date, or say 4 per cent, which would have made the increase of assets 49 per cent over last Settlement.

13. Upon the assets of last Settlement, a revenue of Rs. 33,190 was assessed. The demand stands today at Rs. 33,667-4-3.

Revenue and its incidence on assets.

The details are as follows :—

Demand at Settlement.	+ Resumed muafis.	+ Revenue service.	+ Total	— Remissions on land acquired.	+ Net	TOTAL.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
33,190 0 0	439 12 8	540 4 0	980 0 8	502 12 5	477 4 3	33,667 4 3

The revenue then fixed fell at 79 per cent of the assets of last Settlement, and it has since risen to 80 per cent of those assets.

The revenue which I now propose is Rs. 40,688, falling at 66 per cent of the revised assets, and 63 per cent of the malguzari assets.

It exceeds the present demand by 21 per cent. The increase therefore is not large, but the following considerations must be given weight to—

Firstly, the demand then assessed was very high, and in some cases the kamil jamas of mokasa villages would have been quite impossible to realize.

Secondly, while the revised assets and the proposed revenue relate to the land, *minus* the area recently acquired for Ambajhari, the present demand has not been lessened as yet, and the rise of the proposed revenue should be increased by the sum remitted on that land, (when the remission is made), to allow of a fair comparison.

Thirdly, the addition of Rs. 540 on account of service land has anticipated the Settlement, in adding about $1\frac{1}{2}$ per cent to the revenue.

The area recently acquired has resulted in a loss of revenue of not less than Rs. 600, and if the service land revenue added to this, the demand for the group would have risen by about 25 per cent; and even this takes no account of the loss of revenue already remitted.

I estimate then, that if the land of the group stood to-day, as it did at last Settlement, the demand as then fixed would now have risen by 26 per cent. This is as much as could have been possibly expected in a group so heavily assessed.

As it is, after the loss in assets explained, the rise will only be 21 per cent or $22\frac{1}{2}$, if the addition on account of service land be excluded.

14. As already mentioned, the proposed revenue will take 63 per cent of the malguzari assets. The percentages taken in the various villages, are as under :—

Per cent.	Villages.
Below 60	9
From 60 to 64	10
65	48

Less than 60 per cent is proposed in cases where—

- The enhancement proposed is large.
- The proportion taken at last Settlement was less than 65 per cent.
- Owing to the large extent of malik-makbuza land, the malguzari estate is small.

The demand is pushed in my proposals to its maximum limit in a very large proportion of the villages, but in such cases the proprietors are generally gainers by the re-settlement.

The best proof that the revenue proposals are moderate, lies in their effect on the present incomes of the proprietors. For while the proprietors will pay to Government Rs 7,020-11-9 more than they do at present, they will obtain from rental enhancements Rs. 7,839-2-7, so that they will gain Rs. 868-6-10 on the re-settlement.

15. And their position as compared with that at last settlement, will naturally be much superior. For, their balance under the present proposals will be cash (including siwai) Rs. 13,635-10-8 added to the profits of 3,629 acres of land. Whereas, the balance at last Settlement was only Rs. 5,492-11-3 and the profits of 2,610 acres of land.

If the balances be expressed in cash in each case, they will compare as under :—

		Rs.	a.	p.
At last Settlement	...	8,284	4	6
Under proposals	...	20,346	10	8

The balance then will be about 2½ times as large at last Settlement.

Revenue reduction.

16. Revenue reduction is necessary in the case of 9 villages.

In Borgaon and Hazaripahar the reduction is merely a consequence of excessive kamil jamas fixed at last Settlement; in Telangkheri the jama fixed far exceeded the assets: in Kachimet, Takli Sim and Ambajhari the reductions are merely the result of land acquisition: in Pulsori and Jakhapur the reductions are almost nominal.

Incidence of present and proposed revenue on cultivation.

17. The incidences of the present and proposed revenue per acre in cultivation, are shown as under :—

		Re.	a.	p.
Present revenue on area cultivated at last Settlement	...	0	12	1
Proposed revenue on area cultivated at present	...	0	14	5

In particular villages of course, the incidences will exceed this, i. e. :—

		Re.	a.	p.
Takli Buzurg	...	1	8	2
Koradih	...	1	7	8
Lonkhari	...	1	5	10
Tandulwani	...	1	4	10
Ghogli	...	1	3	2
Nanda	...	1	2	9
Phetri	...	1	2	9
Jaitala	...	1	1	9
Gondni Buzurg	...	1	1	8
Gumthi	...	1	1	7
Bailwara	...	1	1	5

All of these are superior villages, except perhaps Tandulwani, which however, is more fertile than its soils alone would show.

18. The revenue incidence on cultivation of the Koradih group compares as under, with Comparison with other those of the groups already dealt with.

Group.	Incidence.
	Re. a. p.
I. Takalghat	0 9 11
II. Nagpur	1 0 9
III. Bazargaon-Kauras	0 10 8
IV. Hingna	0 12 4
V. Uparwahi	0 13 1
VI. Koradih (Under report)	0 14 5

Koradih will thus occupy a middle position between Uparwahi and Nagpur, which is, as it should be.

19. There are five "mokasa" and two "makta" villages in the group, and the revenue alienation at present amounts to Rs. 1,662-14-3. On the proposed revenue the alienation will amount to Rs. 2,225-14-3. The realizable revenue will then rise under my proposals from Rs. 32,004-6-0 to Rs. 38,462-1-9, or by 20 per cent. The alienation above stated does not include revenue assessed on muafi holdings, which will amount to Rs. 1,173, on an area of 950 acres.

20. The percentage of drawback allowed to malguzars on malik-makbuza revenue will only be 6 per cent; but as the proprietors gain on the re-settlement a larger drawback does not seem necessary.

NAGPUR: }
Dated the 1893. } *R. H. CRADDOCK,*
Settlement Officer.

ASSESSMENT PROPOSALS FOR THE KORADIH GROUP (NO. VI) OF THE NAGPUR
 TAHSIL, NAGPUR DISTRICT.

No. C-295, dated the 22nd June 1893.

Submitted to the Revenue Secretary to the Chief Commissioner, with the usual abstract, the Rent-rate file, and letter No. 4221, from the Commissioner Nagpur Division, covering a note on the proposals.

2. This group lies in proximity to Nagpur, and in point of fertility is an average one for the district. It was fairly closely cultivated at last Settlement, and the increase in cultivation has been very small. Rents have risen very little during the currency of the Settlement, and are now peculiarly low for a tract so favourably situated in the suburbs of a big city. A very large proportion, *viz.* 73 per cent, of the ryoti area is held by absolute occupancy and occupancy tenants, whose payments have stagnated during the last 30 years.

3. In the orders on the Rate report (Resolution No. 4478, dated the 21st December 1892), it was pointed out that the Settlement Officer had pitched his standard unit-rate somewhat too low, and he was instructed to impose a reasonable measure of enhancement on the protected classes. Under the proposals now submitted the rental is raised 18 per cent in all; the payments of absolute occupancy tenants being enhanced by 26 per cent, of occupancy tenants by 23 per cent; while those of ordinary tenants by dint of levelling up low payments show an increase of 3 per cent.

The revenue of malik-makbuzas has at the same time been enhanced by 15 per cent. At first sight the margin left to them seems somewhat insufficient. But when examined in detail, the proposals seem to be almost invariably justified, and I have but few alterations to suggest. Moreover, in considering the margins left with this class and to ryots, it has to be remembered that payments are very uneven, and that the maintenance of high present payments in excess of the deduced rental, tends to obliterate in the totals the margins left in enhancing individuals.

4. The Settlement Officer has carefully studied the rental pressure in individual villages, and has not scrupled to reduce rents where this step seemed called for. Though he discovered no indications of any wholesale rack-renting, still individual cases of hardship came to light, owing it may be, to land which

paid a high rent in the past, on account of irrigation having ceased to be irrigated, or in Court of Wards' villages, to the in considerate action of kamdars.

The reductions effected are as follows :—

		Rs.	a.	p.
—in malik-makbuza payments	...	386	8	2
—in absolute occupancy tenants' rent...		308	0	0
—in occupancy	Do. do. ...	654	0	0
—in ordinary	Do. do. ...	658	0	0

The proposals of the Settlement Officer have been very carefully framed and are characterized by good judgment. The enhancements are by no means excessive, and so far as his operations tend by re-distribution to equalize the rental pressure, they should prove beneficial both to the ryots and to the proprietary body.

5. The valuation adopted for *sir* follows closely that deduced from the rates, and seems to me free from objection, except in one or two cases, such as (No. 25) Chicholi, mahal I. The siwai assessment is moderate—adequate drawbacks having been conceded.

6. Although the estimated revised assets have increased 45 per cent, a revenue enhancement amounting to only 21 per cent is proposed. The disproportion between these two figures is due to the reduction of the fraction absorbed from 80 per cent, (the last assessment having been a heavy one) to 66 per cent. Of malguzari assets proper only 63 per cent is now taken, and if further evidence of the moderation of the present proposals be required, it is furnished by a comparison of the revenue increment with the rental enhancement imposed by the Settlement Officer, which shows that the revision of assessment will actually place Rs. 869 in the pockets of the malguzars.

In many mahals, it is true, that the maximum of malguzari assets, *i. e.* 65 per cent has been taken, but in most of those cases the malguzars are gainers, and no sacrifice of revenue beyond that entailed by the reduction of the fraction to 65 per cent, would be, I venture to submit, be justified in the interests of the State, especially when it is borne in mind that a large proportion of the mahals form but a part of big estates held by well-to-do proprietors. Where leniency was called for, it appears to me to have been exercised, and subject to a very few slight modifications, I beg to recommend the Settlement Officer's proposals for the Chief Commissioner's sanction.

L. S. CAREY,
Offg. Commr. of Settls. and Agriculture.

**TOTAL ASSESSMENT STATEMENT FOR THE KORADIH GROUP OF THE NAGPUR TAHSIL,
NAGPUR DISTRICT.**

I.—Revenue demand.

As fixed at last Settlement.	At present.	Detail of changes.	Detail of balances.		
			Year.	Amount.	How disposed of.
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.			
		439 12 8 On account of Government muafi resumed.			
33,190 0 0	33,667 4 3	540 4 0 On account of service muafi resumed.			
		502 12 5 Reduction for land acquired.			

II.—Changes in proprietorship.

At Settlement.		At present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5

III.—Area in cultivation classed according to soils, position, &c.

Soil class.	Position class.											Total.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.

(See Statement appended.)

IV.—Cropped area classified according to crops.

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.

(See Statement appended.)

V.—Details of village area.

	Occupied area.					Unoccupied area.					Area irrigated.			Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of cattle.								
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than 3 years.		Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, covered by roads and buildings.	Total area unoccupied.	Total area of village.	From tanks.					From other sources.	Total.						
	Under crop.	Fallow of 3 years or under.	Total.	Acres.																					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19							
At present	43,830-24	1,313-06	45,173-90	8,047-83	53,221-73	...	...	4,807-13	5,108-26	10,018-68	63,240-41	...	664-87	664-87	207	...	2,278	4,556					
Percentage on total area of areas in cols. 4, 6 and 15	...	...	71	...	84	...	...	...	...	...	...	...	...	1	...	...	...	...			
Compare entries of last Settlement for cols. 2, 4, 12, 15, 16, 17, 18 and 19	43,234-31	1,156-92	44,391-23	7,337-69	51,728-92	...	...	...	...	12,564-80	64,293-72	...	...	244-24	28	...	...	...				

VI.—Details of holdings.

	Held by malguzars.				Held by malik-makbuzas.		Held by revenue-free grantees.		Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by tenants of superior class in ordinary tenant right.		Held by ordinary tenants.		Held rent-free or by privileged tenants.		Total occupied area (to agree with column 6) of Statement V.
	Other than sir.		Total.	Area of total leased.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	As grant from malguzar.	In lieu of service.	Acres.		
	As sir.	Acres.																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
At present	2,602-46	1,027-25	3,629-71	261-06	316	4,332-37	49	949-76	494	9,296-63	1,126	22,478-17	2,248-92	499	9,392-40	9-56	963-91	53,221-73	
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	7	...	...	...	...	...	...	17	...	42	...	...	18	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	2,610-28	...	2,610-28	...	...	3,931-67	...	1,867-86	...	11,716-13	...	7,605-19	...	...	23,007-49	19-50	970-78	51,728-92

VII.—Details of malik-makbuzas' and tenants' payments.

	Tenants.				
	Malik-makbuzas.	Absolute occupancy.	Occupancy.	Ordinary.	Total.
1	2	3	4	5	6
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1. At last Settlement	5,232 14 9	11,078 2 3	6,275 6 0	15,383 13 3	32,740 5 6
2. Incidence per acre	1 5 4	0 15 2	0 13 2	0 10 8	0 12 4
3. At present	5,453 6 10	8,963 6 0	13,910 1 3	11,632 10 0	30,536 1 3
4. Incidence per acre	1 4 2	0 15 5	0 13 5	1 0 1	0 14 7
5. As proposed	6,279 6 8	11,201 2 0	23,295 12 0	12,012 6 0	46,592 4 0
6. Incidence per acre	1 7 5	1 3 5	1 0 7	1 0 7	1 1 2
7. Increase per cent of proposed over present payments	14	23	23	3	18
8. Compare as deduced from rates.	6,538 12 0	12,007 0 0	24,464 11 0	10,160 13 0	46,722 8 0

VIII.—Details of Siwai income.

Source.	Amount at former Settlement.	Amount in year of pre-settlement.	Amount assumed as average.	Remarks.
1	2	3	4	5
Grass	...	1,127 0 0	701 0 0	
Mangroves	...	305 0 0	805 0 0	
Sundilman	...	237 0 0	109 0 0	
	...	• 295 0 0	240 0 0	
Total	1,166 11 0	2,024 0 0	1,445 0 0	

IX.—Details of annual value of sir, khudkasht and land held by privileged tenants.

Sir and khudkasht.		Area held by privileged tenants.		Valuation adopted.	
Area leased out.	Area cultivated by malguzars.	Rental value at sanctioned rates.	Compare rent actually paid to malguzar.	For sir and khudkasht.	For area held by privileged tenants.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1	2	3	4	5	6
417 7 0	5,232 3 0	989 9 0	...	5,576 0 0	835 0 0
1 9 5	2 4 9	1 7 1	0 15 5	1 9 10	0 13 9

X.—Total estimated enhanced income.

Payments of malik-makbuzas as proposed.		Annual value of sir, khudkasht and land held by privileged tenants.		Total.		Compare as at last Settlement.	
1	2	3	4	5	6	7	8
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
6,279 6 8	46,599 4 0	6,711 0 0	1,445 0 0	61,034 10 8	37,993 4 8	2,791 9 0	1,166 11 0
[Sanctd.]	6,214 6 8	46,374 12 0	6,633 0 0	1,445 0 0	60,667 2 8	@ 0 12 4	641,951 8 9

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XI.—Assessment proposals and comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (column 9 of Table X.)	Percentage of proposed revenue on total estimated enhanced income (column 5 of Table X.)	Analysis of income on which assessment based.				
				Present rental receipts (line 3 of Table VII, and cols. 2 and 5 of Table IX.)	Estimated Siwai receipts (col. 4 of Table VIII).	Resulting from valuation.		
						Rental valuation of sir and khudkasht excluding actual cash receipts, i.e., col. 7 of Table IX, minus col. 2.)	Rental value of land held by privileged tenants, excluding cash receipts (i.e., col. 8 of Table IX, minus col. 5.)	Rent enhancements proposed (difference between line 5 and line 3, cols. 2 and 6 of Table VII.)
1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
33,667 4 3	40,688 0 0	80	66	45,591 12 1	1,445 0 0	5,273 12 6	835 0 0	7,889 2 7
[Sanctd.	40,399 0 0	...	66	...	...	5,195 12 0	...	7,599 10 7]

XII.

Actual increase (+) or decrease (—) of proposed on present revenue.	Compare increase (+) or decrease (—)					Compare increase (+) or decrease (—) per cent in.		Incidence per acre in cultivation of—	
	In proposed cash rental (columns 1, 2 and 6 of Table X.)	In valuation of sir, khudkasht and privileged land (columns 3 and 7 of Table X.)	In siwai income (columns 4 and 8 of Table X.)	Net increase or decrease.	Increase (+) or decrease (—) per cent of proposed revenue over present revenue.	Area in cultivation (column 4 of Table V.)	Estimated income (columns 5 and 9 of Table X.)	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
+7,020 11 9	+14,885 6 5	+3,919 7 0	+278 4 6	+19,083 1 11	+21	+2	+45	0 12 1	0 14 5
[Sanctd. 6,731 11 9	14,595 14 5	3,841 7 0	278 4 6	18,715 9 11	20]				

XIII.

Distribution of revised revenue between malik-makbuza and malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of draw back on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets (column 5 of Table X, minus column 1.)
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
6,279 6 8	5,853 5 4	426 1 4	6	31,834 10 8	63

III.—Area in cultivation classed according to soils, position, &c.

Soil class.	Wheat land.										Bari.				Mutafarikat.		Total.	Per cent.
	Ordinary.	Khari.	Lawn.	Pathar.	Waluri.	Itan.	Bandhia.	Bandhan.	Irrigable.	Khari irrigable.	Khari irrigable.	Irrigable.	Barani.	Sugar-cane.	Mutafarikat.	Khari.		
Kali II	101.70	7.66	...	...	12.29	...	...	...	...	...	...	...	...	...	...	...	...
Morand I	3,735.2	71.21	2.03	60.41	529.43	...	9.60	...	3.27	...	1.35	69.35	10.23	6	...	38.04	...	
" II	18,223.8	196.56	73.41	703.82	3,834.16	41	72.92	8.35	77.49	11.78	33.54	46.95	29.13	133.04	3,103.68	76.16	...	
Khardi	2,917.84	40.61	57.72	76.97	287.22	2.00	12.89	2.06	45	...	6.61	45.89	4.83	4	7,158.15	230.59	...	
Bardi	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2,294.12	17.61	...
Betari	...	...	...	...	...	...	...	...	...	...	...	...	1.25	...	92.90	5.65	...
Kachhar	7.66	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Total	24,886.26	315.42	176.13	901.21	4,733.16	2.41	94.91	10.35	81.2	11.78	41.50	614.10	46.47	143.04	12,656.89	330.04	...	
Per cent	54	...	...	2	10	...	...	...	...	...	...	1	...	...	29	...	...

IV.—Cropped area classified according to soils.

																	Area double-cropped.	Cropped area.
	Wheat.	Rice.	Juuri.	Juuri-tur.	Cotton.	Cotton-tur.	Tur.	Linseed.	Gram.	Lac.	Til.	Sugar-cane.	Garden produce.	Other crops.	Total.	Acres.	Acres.	Acres.
At Settlement ...	15,868.73	134.11	9,297.93	9,124.91	157.46	49.19	1,796.38	3,186.16	1,027.68	529.59	349.07	52	431.90	1,229.17	43,234.31	...	43,234.31	...
At present ...	13,648.72	35.11	4,522.41	7,000.95	873.22	1,192.91	2,212.66	9,579.40	1,032.78	1,043.47	773.73	12.54	371.58	1,552.50	43,882.03	51.79	43,830.24	...

Extract from the Proceedings of the Officiating Chief Commissioner, Central Provinces, in the Revenue Department,— No. 4023, dated 30th August 1893.

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the re-assessment of the Koradih Group, in the Nagpur tahsil of the Nagpur district, and letter No. 4221, dated the 16th May 1893, from the Commissioner, Nagpur Division, forwarding the report.

READ ALSO—

Memorandum No. C.-295, dated the 22nd June 1893, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

R E S O L U T I O N.

This group of 67 villages or 78 mahals comprises the country lying to the south and west of the station of Nagpur, and is a tract of average productiveness for the district. It is traversed by high uplands and is much cut up by water channels and ravines. Much of its surface is stony and undulating, but there are some very fine stretches of land along the Koilar river and on the borders of the Kalmeshwar plain. The prevailing soil is morand of the second class and khardi, and of the total area in cultivation 68 per cent. is classed as capable of bearing wheat. The crops most extensively grown are wheat, juari alone and mixed with tur, and linseed, which together cover 80 per cent. of the cropped area. The group enjoys great facilities for the disposal of its produce owing to its proximity to the town of Nagpur, which is half a day's journey from the remotest villages. The group is further traversed by all the roads which converge on Nagpur from the north and west. Land has changed hands very widely since the last settlement, and the present malguzars are, with scarcely an exception, well-to-do. Many of the tenants are also men of substance, but they are reported to be extravagant and litigious.

2. The existing condition of the group as regards cultivation and assets and the effect of the settlement on the tenants' rents and on the malguzars' jama are exhibited in the following statistical abstract. The figures also indicate the extent to which the Officiating Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary, from the point of view of the ryots, the malguzars and the Government, respectively, of the basis and results of re-assessment.

		Acres.		
1.	Gross area of the group	...	...	63,240·41
2.	Area under cultivation at last settlement	...	...	44,391·23
3.	Area now under cultivation	...	...	45,173·90
4.	Percentage of increase of (3) over (2)	...	...	2 per cent.
5.	Percentage of rise of prices of staple food-grains in group during currency of last settlement growing.	140	Rs. a. p.	„
6.	Total assessable assets at last settlement	...	41,952	0 0
7.	Total assessable assets at present settlement proposed by the Settlement Officer	...	61,035	0 0
8.	Total assets as adopted by the Officiating Chief Commissioner	...	60,667	0 0
9.	Percentage of increase of (8) over (6)	...	45	per cent.
10.	Total enhancement of rent at present settlement—	Rs. a. p.		
	(a) effected by the Settlement Officer	...	7,889	0 0
	(b) as accepted by the Officiating Chief Commissioner	...	7,600	0 0
11.	Average rate of rent per acre of ryoti area—			
	(a) at last settlement	...	0	12 4
	(b) as now proposed by the Settlement Officer	...	1	1 2
	(c) as sanctioned by the Officiating Chief Commissioner	...	1	1

			Rs.	a.	p.
12.	Present Revenue	...	...	33,667	0 0
13.	Percentage of (12) on (6)	...	...	80	per cent.
14.	Revenue now proposed by the Settlement Officer	...	...	40,688	0 0
15.	Revenue now sanctioned by the Chief Commissioner	...	...	40,399	0 0
16.	Percentage of (15) on (8)	...	...	66	per cent.

3. The group was fairly closely cultivated at last settlement, and the increase in cultivation has been very small. Rent rates have risen very little during the currency of the settlement, and are now peculiarly low for a tract so favourably situated in the immediate neighbourhood of a large city. A very large proportion, *viz.*, 73 per cent. of the ryoti area, is held by absolute occupancy and occupancy tenants, whose rents have stagnated during the last 30 years. In numerous individual cases, however, the present payments of malik-makbuzas and tenants were found too high, owing, it is said, to land which paid a high rent in the past on account of irrigation having ceased to be irrigated, or, in Court of Wards villages, to the inconsiderate action of the kamdars. In such cases the Settlement Officer has taken the opportunity of reducing present payments to a reasonable extent, the reductions effected being as follows:—

			Rs.	a.	p.
Malik-makbuza payments	386	8 2
Absolute occupancy tenants' rents	308	0 0
Occupancy tenants' rents	654	0 0
Ordinary tenants' rents	658	0 0

One or two cases of high payments among malik-makbuzas and absolute occupancy tenants seem, however, to have been overlooked by the Settlement Officer, and a further sum of Rs. 10 has now been taken off the rent-roll of these tenants. The net result of the Settlement Officer's operations is to raise the total rental by 18 per cent.; the payments of absolute occupancy tenants being raised 26 per cent., of occupancy tenants 23 per cent., while the rents of ordinary tenants, by dint of levelling up low payments, show an increase of 3 per cent. The Officiating Chief Commissioner considers the proposals to be marked by Mr. Craddock's general consideration and care, and all that has been done is to increase the margin to the extent of Rs. 208-8-0 in the case of the tenants of the older protected classes. A reduction of Rs. 10 has also been made on an ordinary holding in Mauzah Chicholi (No. 41), as the enhancement imposed on it was large.

The payments of malik-makbuzas have been raised by 15 per cent. This enhancement is justified, except in a few cases in which the margins left by the Settlement Officer appeared insufficient, and have been increased by sums aggregating Rs. 61.

4. The valuation adopted for sir generally follows that deduced from the sanctioned rates and has been accepted by the Officiating Chief Commissioner, subject to reductions amounting to Rs. 78 which have been made in three villages. The estimate of siwai income is moderate and is accepted.

5. The estimated revised assets of the group amount to Rs. 60,667, and are adopted by the Officiating Chief Commissioner for purposes of assessment. The increase secured to the malguzars over their income of last settlement is 45 per cent., but the Settlement Officer proposes a revenue enhancement of only 21 per cent. The assessment of last settlement was exceptionally heavy, absorbing in the aggregate 80 per cent. of the then assets, while the revenue in some individual cases was grossly excessive.

Moderation was therefore necessary, and the reduction of the fraction to 66 per cent. accounts for the small increase now secured to Government. The mahalwar assessments are as usual framed with judgment and canre and the reductions which have been made in a few cases were entailed by the reduction of

rents. The result is only to reduce the proposed revenue by Rs. 289. The sanctioned revenue will stand at Rs. 40,399 and will give a revenue rate of Re. 0-14-4, which is only 19 per cent. higher than the revenue rate of last settlement.

6. Subject to any orders which may be received from the Government of India, the assessment as now revised is sanctioned for a period of 19 years, commencing from the 1st July 1892 and extending up to the 30th June 1913.

[True Extract.]

H. H. PRIEST,

Secretary to the Chief Commissioner,

Revenue Department.

No. 4024.

Dated Nagpur, the 30th August 1893.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that after the announcement of the revised rents and jamas a tabular statement in the usual form may be submitted to this office.

H. H. PRIEST,

Secretary to the Chief Commissioner,

Revenue Department.

नमो भगवते वासुदेवाय

CENTRAL PROVINCES SECRETARIAT.

Revenue Department.

No. 1623.

FROM

H. H. PRIEST, Esq., I. C. S.,

OFFG. CHIEF SECRETARY TO THE CHIEF COMMISSIONER,

Central Provinces,

TO

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

*Central Provinces.**Dated Nagpur, the 5th April 1895.*

SIR,

In continuation of this Administration's Resolution No. 4023, dated the 30th August 1893, I am directed to forward a statement giving details of the revised assessments of the Koradib Group in the Nagpur Tahsil of the Nagpur District.

I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

Statement giving details of the revised Assessments of the Koradih Group in the Nagpur Tahsil of the Nagpur District.

Serial Number.	Name of village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
1	Takli Buzurg ...	177 0 0	869 0	427 0	429 0	1,725 0	2,073 0 0	1,400 0 0	68	65	74
2	Nara ...	66 0 0	348 8	902 0	830 0	2,080 8	2,201 8 0	1,450 0 0	66	65	86
3	Kosari, Mahal I. ...	...	54 0	297 0	107 0	458 0	473 0 0	305 0 0	65	65	71
	Do., do. II. ...	14 0 0	27 0	435 0	...	462 0	476 0 0	313 0 0	66	65	
4	Mathni ...	...	119 0	116 0	104 0	339 0	345 0 0	225 0 0	65	65	68
5	Khasala ...	5 0 0	97 0	228 0	112 0	437 0	746 0 0	475 0 0	64	64	68
6	Sitorli ...	18 0 0	214 0	132 0	113 0	459 0	543 0 0	360 0 0	66	65	81
7	Suradevi ..	11 0 0	28 0	296 0	640 0	964 0	1,291 0 0	715 0 0	55	55	79
8	Koradih ...	764 0 0	213 0	273 0	383 8	874 8	2,069 8 0	1,504 0 0	73	60	77
9	Panjra ...	2 0 0	10 0	188 0	155 4	353 4	360 4 0	234 0 0	65	65	106
10	Jakhapur ...	...	45 0	32 0	24 0	101 0	126 0 0	70 0 0	55	55	53
11	Khaperkhara ...	3 0 0	96 0	78 0	241 0	415 0	492 0 0	321 0 0	65	65	80
12	Indura Khurd ...	...	129 0	121 0	91 8	341 8	523 8 0	340 0 0	65	65	79
13	Nanda Buzurg ...	76 8 0	224 0	108 0	95 0	427 0	707 8 0	480 0 0	68	65	79
14	Ghogli Buzurg ...	112 0 0	134 8	688 0	85 0	907 8	1,343 8 0	910 0 0	68	65	78
15	Mahadula ...	0 10 8	...	314 8	218 0	532 8	548 2 8	330 0 0	60	60	71
16	Bhokara ...	44 0 0	51 0	397 8	153 8	602 0	767 0 0	510 0 0	66	65	97
17	Chatrapur ...	6 0 0	20 0	129 0	227 4	376 4	493 12 0	322 0 0	6	65	108
18	Godhni Buzurg ...	930 0 0	156 0	295 8	52 0	503 8	1,465 8 0	1,125 0 0	77	54	80
19	Lonhara ...	20 0 0	...	445 0	530 4	975 4	1,099 4 0	720 0 0	65	65	87
20	Chakikhapa ...	...	...	139 0	216 2	355 2	430 2 0	250 0 0	58	58	79
21	Bharatwara ...	...	86 0	361 0	438 8	885 8	1,053 8 0	650 0 0	62	62	79
22	Gumthala ...	317 0 0	260 8	407 0	223 8	891 0	1,304 0 0	825 0 0	63	53	61
23	Lonkhari ..	373 8 0	212 0	374 0	5 8	591 8	1,099 0 0	815 0 0	74	65	78
24	Khapa ...	15 0 0	779 0	192 0	33 4	1,004 4	1,280 4 0	836 0 0	65	65	80
25	Chicholi, Mahal I. ...	...	...	93 0	11 0	104 0	200 0 0	115 0 0	57	57	71
	Do., do. II. ...	...	...	99 0	...	99 0	124 0 0	75 0 0	60	60	

Statement giving details of the revised Assessments of the Koradih Group in the Nagpur Tahsil of the Nagpur District.—(Contd.)

Serial Number.	Name of village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by--				Total assets.	Revised revenue.	Percentage of--		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
	Chicholi, Mahal III.	6 0 0	...	97 0	12 0	109 0	165 0 0	100 0 0	61	60	71
	Do., do. IV	...	...	116 0	29 0	145 0	145 0 0	85 0 0	59	59	
26	Tandulwani, Mahal I.	...	...	222 0	8 0	230 0	266 0 0	172 0 0	65	65	80
	Do., do. II.	42 0 0	26 0	152 0	11 0	189 0	323 8 0	210 0 0	65	61	
	Do., do. III.	...	103 0	69 0	21 0	193 0	218 0 0	141 0 0	65	65	
	Do., do. IV.	11 0 0	...	172 0	6 0	178 0	255 0 0	165 0 0	65	64	
27	Babulkhera, Mahal I.	28 0 0	...	158 0	42 0	200 0	341 0 0	229 0 0	67	65	84
	Do., do. II.	18 0 0	227 0	96 0	...	323 0	341 0 0	226 0 0	66	65	
	Do., do. III.	14 0 0	68 0	286 8	12 0	366 8	400 8 0	263 0 0	66	65	
	Do., do. IV.	21 0 0	36 0	226 0	25 0	287 0	369 0 0	250 0 0	68	66	
28	Gumthi	389 0 0	454 0	800 0	236 0	1,490 0	2,244 0 0	1,575 0 0	70	65	84
29	Bailwara, Mahal I.	221 0 0	474 0	104 0	...	578 0	924 0 0	675 0 0	73	66	78
	Do., do. II.	317 0 0	363 0	86 0	46 0	495 0	877 0 0	670 0 0	76	66	77
30	Bramhanwara	241 0 0	395 0	784 0	65 0	1,244 0	1,502 0 0	1,000 0 0	66	60	66
31	Walni	104 0 0	229 0	737 0	278 0	1,244 0	1,981 0 0	1,320 0 0	66	65	83
32	Khandala	87 0 0	161 0	567 0	55 0	783 0	1,043 0 0	690 0 0	66	64	76
33	Pardi	75 0 0	196 0	639 0	60 0	895 0	1,112 0 0	745 0 0	67	65	80
34	Borgaon	177 0 0	409 8	552 8	51 0	1,013 0	1,283 0 0	885 0 0	69	64	78
35	Ashti Khurd	10 0 0	53 0	388 8	72 0	513 8	612 8 0	400 0 0	65	65	77
36	Airla Buzurg	20 0 0	330 0	843 0	48 0	1,221 0	1,519 0 0	1,015 0 0	66	65	82
37	Khargaon	188 0 0	124 0	765 4	142 0	1,031 4	1,281 4 0	888 0 0	69	65	80
38	Lawa	43 0 0	198 0	440 0	126 10	764 10	849 10 0	565 0 0	67	64	78
39	Dhaba	130 0 0	93 0	320 0	314 0	727 0	985 0 0	678 0 0	69	65	83
40	Bodhala	3 0 0	80 0	344 8	54 0	478 8	514 8 0	335 0 0	65	65	90
41	Chicholi	86 0 0	223 0	238 0	44 4	505 4	886 4 0	610 0 0	69	66	87

Statement giving details of the revised Assessments of the Koradih Group in the Nagpur Tahsil of the Nagpur District.—(Concl'd.)

Serial Number.	Name of village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
42	Gondhni Khurd ...	...	52 8	101 0	169 0	322 8	403 8 0	262 0 0	65	65	89
43	Fetri ..	107 0 0	118 0	337 0	89 12	544 12	784 12 0	545 0 0	69	65	76
44	Mahurjhari ...	106 0 0	279 0	607 0	310 0	1,196 0	1,651 8 0	1,100 0 0	67	65	78
45	Junapani ...	15 10 8	32 0	145 0	129 0	306 0	435 10 8	222 10 8	51	50	66
46	Sitagondi ...	27 0 0	...	186 8	121 8	308 0	421 0 0	270 0 0	64	62	85
47	Pitesur ...	6 0 0	24 0	78 0	285 6	387 6	464 14 0	250 0 0	54	54	74
48	Gorewara ...	4 0 0	124 0	407 0	478 4	1,099 4	1,129 4 0	735 0 0	65	65	8
49	Borgaon ...	3 0 0	...	387 0	187 8	574 8	650 8 0	423 0 0	65	65	12
50	Makardhokra ...	...	...	30 0	207 8	237 8	285 8 0	185 0 0	65	65	11
51	Kakardara ...	...	...	84 0	267 0	351 0	356 0 0	231 0 0	65	65	7
52	Hazari Pahar ...	4 0 0	12 0	117 0	75 0	204 0	235 0 0	144 0 0	61	61	1
53	Telankeri ...	...	50 0	40 8	31 0	121 8	135 8 0	88 0 0	65	65	1
54	Dharmapeth ...	72 0 0	...	138 0	...	138 0	237 0 0	170 0 0	71	65	
55	Phutala ...	55 0 0	...	68 0	...	68 0	448 0 0	250 0 0	56	51	1
56	Pandrabori ...	32 0 0	...	162 0	...	162 0	194 0 0	135 0 0	70	65	1
57	Kachimeth ...	...	...	38 0	4 0	42 0	46 0 0	25 0 0	54	54	
58	Wari ...	44 0 0	78 0	296 8	127 0	501 8	695 8 0	465 0 0	67	65	
59	Takli Sim ...	2 4 0	42 10	29 8	14 0	86 2	114 14 0	70 0 0	61	60	
60	Ambajhari ..	65 0 0	128 0	61 0	16 8	205 8	295 8 0	210 0 0	71	65	
61	Palsori ...	42 0 0	56 0	122 8	248 0	426 8	490 0 0	330 0 0	67	65	
62	Khamla ...	48 0 0	172 0	225 0	133 8	530 8	628 0 0	422 0 0	67	65	
63	Sonegaon ...	65 0 0	275 0	133 0	222 0	630 0	717 0 0	425 0 0	59	56	
64	Bhamti ...	55 0 0	240 0	571 0	76 0	887 0	962 8 0	642 0 0	67	65	
65	Jaitala ...	166 0 0	127 8	366 0	83 0	576 8	852 8 0	600 0 0	70	65	
66	Siwangaon ...	123 8 0	496 0	1,429 0	461 0	2,386 0	2,597 8 0	1,725 0 0	66	65	
67	Kalkuhi ...	37 0 0	362 0	444 8	111 8	918 0	1,384 0 0	910 0 0	66	65	
	TOTAL ..	6,264 1 4	11,088 10	23,464 12	11,124 6	45,677 12	60,718 13 4	40,401 10 8	66	63	

Final revised list of Revenue for the *Nagpur* Group of
Nagpur Tahsil of the Nagpur District, "vide Chief Commissioner's
Resolution No. 1792, dated the 13th April 1895."

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
1	Takli Buzurg ...	1,400	1,305	95
2	Nara ...	1,450	1,340	110
3	Kosari, Mahal I ...	305	284	21
	Do., do. II ...	313	290	23
4	Mathur ...	225	207	13
5	Khasala ...	475	449	26
6	Sitorli ...	360	330	30
7	Suradevi ...	715	715	...
8	Koradih ...	1,500	1,500	...
9	Panjra ...	234	216	18
10	Jakhapur ...	70	70	...
11	Khaparkhera ...	*321	295	26
12	Indura Khurd ...	340	314	26
13	Nanda Buzurg ...	480	450	30
14	Ghogli ,, ...	910	845	65
15	Mahadulla ...	330	330	...
16	Bhokara ...	510	475	35
17	Chatrapur ...	322	300	22
18	Gondhni Buzurg ...	1,125	1,125	...
19	Lonhara ...	720	665	55
20	Chaki Khapa ...	250	250	...
21	Bharatwara ...	650	632	18
22	Gumthala ...	825	825	...
23	Lonkhari ...	815	780	35
24	Khapa ...	836	770	66
25	Chicholi, Mahal I ...	115	115	...
	Do., do. II ...	75	75	...
	Do., do. III ...	100	100	...
	Do., do. IV ...	85	85	...
26	Tandulwani, Mahal I ...	172	160	12
	Do., do II ...	210	205	5

*Rupee 1 has been raised owing to Musaf resumption.

Kora dii group of the Nagpur Tahsil.—(Contd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
	Tandulwani, Mahal III ...	141	141	...
	Do., do. IV ...	165	155	10
27	Babulkhera, Mahal I ...	229	215	14
	Do., do. II ...	226	210	16
	Do., do. III ...	263	245	18
	Do., do. IV ...	250	225	25
28	Gumthi ...	1,57 5	1,480	95
29	Bailwara, Mahal I ...	675	630	45
	Do., do. II ...	670	635	35
30	Brahmanwara ...	1,000	1,000	...
31	Walni ...	1,290	1,200	90
32	Khandala ...	690	655	35
33	Pardi ...	745	690	55
34	Borgaon ...	885	830	55
35	Ashti Khurd ...	400	370	30
36	Airli Buzurg ...	1,015	935	80
37	Khurgaon ...	888	835	53
38	Lawa ...	565	525	40
39	Dhaba ...	678	635	43
40	Budhala ...	335	310	25
41	Chicholi ...	610	560	50
42	Gondhni Khurd ...	262	242	20
43	Phetori ...	545	505	40
44	Mahurjhari ...	1,100	1,020	80
45	Junapani ...	220	220	...
46	Sitagondi ...	270	260	10
47	Pitesur ...	250	250	...
48	Gorewara ...	735	680	55
49	Borgaon ...	423	423	...
50	Makardhokra ...	185	185	...

Koradih group of the Nagpur tahsil.—(Concl'd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
51	Kakardara ...	231	215	16
52	Hazaripahar ...	144	140	4
53	Telenkheri ...	88	88	...
54	Dharampeth ...	170	160	10
55	Phutala ...	250	250	...
56	Pandhrabori ...	135	125	10
57	Kachimet ...	25	25	...
58	Wari ...	465	430	35
59	Takli Sim ...	70	70	...
60	Ambajhiri ...	210	210	...
61	Pulsori ...	330	330	...
62	Khamla ...	422	390	32
63	Sonegaon ...	425	425	...
64	Bhamti ...	642	595	47
65	Jaitala ...	600	600	...
66	Siwangaon ...	1,725	1,600	125
67	Kaikuhi ...	910	840	70
Total ...		40,365	38,261	2,104

PRELIMINARY REPORT ON THE RAMTEK TAHSIL OF THE NAGPUR DISTRICT.

The Ramtek tahsil occupies the northern and north-eastern portions of the Nagpur district, from the rest of which it is divided by the Kanhan and its tributary the Koilar.

It is bounded on the north by the Chhindwara and Seoni districts, on the east by the Bhandara district, on the south by the Umrer and Nagpur tahsils, and on the west by the Katol tahsil and the Chhindwara District.

It covers an area of 1,113 square miles, of which 330 square miles consist of Government forest, and the malguzari area amounts to 783 square miles.

2. The tahsil is naturally divided into the northern country bordering the Satpuras, which is intersected by hills and jungle, and the southern country between the hills and the Kanhan, which is flat and open.

But an almost equally important division is made of east and west, the natural boundary being the river Pench, which, flowing directly southwards from the Chhindwara district, joins the Kanhan at Bina, of the Ramtek tahsil, and Waregaon, of the Nagpur tahsil.

It thus completely cuts the Ramtek tahsil into two portions.

To the east of the Pench, and the larger portion, lie the Dongartal, Ramtek and Tarsa parganas, while to the west are situated the Bhiugarh and Patansaongi parganas, with a few villages of the Hingua, Kelod, and Mohgaon parganas, the latter belonging to the Sansar tahsil of the Chhindwara district.

To the east of the Pench is a country of wheat and rice with some juari, and a trifling amount of cotton, while west of the Pench juari and cotton are the chief crops with some wheat and a trifling amount of rice.

3. The natural features of the several tracts of country will be described more particularly when the Rent-rate reports regarding them are submitted, for the present suffice it to say that the tahsil on the whole contains most productive land. East of the Pench and south of the hills of Munsar and the Ramtek range is a great plain of wheat with occasional blocks of rice land, the latter becoming more frequent as the Bhandara border is approached.

This tract may be designated as the Tarsa plain.

North of this is the valley of the Sur river, in which the country is broken by occasional hills, and with some jungle and scrub.

Again, north lies the high-lying block of land of Dongartal, studded with small hills and covered with jungle, amongst which rude villages are interspersed, a region of Gond, Mohwa, Kutki and Kodon. This tract is separated by a wide belt of jungle from the rest of the tahsil.

West of the Pench is the hilly region or north Bhiugarh, between which and the Kanhan is the Parseoni plain.

Then comes to the south and bordering the Nagpur tahsil the Doab of Patansaongi between the Kanhan and Koilar rivers, the only portion of the tahsil which lies on the Nagpur side of the Kanhan river.

4. For assessment purposes I propose to divide up the tahsil into ten groups.

Parganas included.

- | | | |
|--|---|-----------------------|
| I. Tarsa-Khat, being the most fertile portion on the south of the Tarsa plain. | } | Tarsa. |
| II. Kodamendhi, being the most fertile portion of the Sur valley. | | |
| III. Dahigaon, being the somewhat jungly country at the north of the Sur valley. | } | Ramtek and Tarsa. |
| IV. Ramtek, including the western portion of the Sur valley. | | |
| V. Dongartal, or jungle tract on the Seoni border. | } | Dongartal and Ramtek. |
| | | |

Perganas included.

- VI. Chachar, on the western half of the Tarsa plain extending from the Pench to the edge of the Tarsa pergana. } Ramtek.
- VII. Parseoni, or the Parseoni plain. } Bhingarh.
- VIII. Bhingarh or the hilly and jungly area to the north of the Parseoni plain and extending to the Chhindwara border. } Bhingarh and Ramtek.
- IX. Patansaongi or the Doab between the Kanhan and Kōilar. } Patansaongi, Hingua and Kelod.
- X. Baregaon-borders the Katol tahsil or the fringe of open country east of the Kanhan before it takes its final turn to the south-east. } Bhingarh and Mohagaon.

All these groups have their distinctive features, but the most noteworthy distinctions between the groups are that those of the Tarsa and Parseoni plains, and of the Patansaongi and Baregaon tract, have the usual black and brown soils of the Nagpur and Umrer tahsils, while the northern groups have yellow coloured soil with a great deal of sand mixed.

The former lot are remarkable for the number of large villages, while the latter are equally noteworthy for the smallness of the mauzahs and villages which they contain.

If the Dongartal tract and the extreme northern villages of Bhingarh be excepted, the Ramtek tahsil may be called a tract of country fertile, well developed and prosperous, with excellent advantages of soil and climate, and the whole of its southern boundary marches, with the best portions of the Nagpur and Umrer tahsils, bordering in succession the Kalmeshwar, Koradih, Nagpur, Waroda, Kahi and Mandhal groups.

POPULATION.

5. The total population of the tahsil according to the recent census was 157,159 falling at 200 souls to the square mile, if Government forest be excluded. The best comparison with the other tahsils is afforded by:—

- (a) The proportion of inhabited to uninhabited villages.
- (b) The average population of an inhabited village.

This comparison is as follows:—

Tahsil.	No. of Villages.			Proportion of inhabited to total.	Population per inhabited village.
	Inhabited.	Uninhabited	Total.		
Nagpur	418	137	555	75 p. c.	352
Umrer	468	210	678	69 "	155
Ramtek	450	110	560	80 "	176

Towns and villages. 6. The Ramtek tahsil contains an unusually large number of small towns and large villages.

The largest of these with the populations at last Settlement, and now, are as follows:—

	At last Settlement.	By Census of 1891.	+Increase or —decrease per cent.
Ramtek (khas) ...	7,933	7,584	—4 per cent.
Khapa	7,876	9,383	+19 "
Patansaongi	4,810	4,889	+ 1 "
Parseoni	4,039	4,242	+ 5 "
Nagardhan	2,893	3,153	+ 9 "
Maunda	3,148	2,971	— 9 "
Wakori	2,759	2,678	— 3 "
Kodamendi	2,171	2,224	+26 "

The populations of Munda and Ramtek have declined with the railway, while Khapa has received some of the population of Wakori. The other towns have not advanced much, but since there is a decline of the weaving trade in nearly all towns, it is not surprising that the increase is in most cases so small.

Besides these towns there are the following large villages:—

Aroli	1,870	Chirhwa... ..	1,074
Chachur	1,699	Dahigaon	1,086
Tarsa	1,684	Khat	1,054
Bina	1,570	Satak	999
Baregaon... ..	1,404	Maholi	997
Dhanla	1,196	Patgowari	971
Tekari	1,165	Gowri	956
Karambhar	1,184	Gondegaon	952

There are few tahsils which can boast of 24 towns and villages having population exceeding 950.

7. The principal castes of the population, with the number belonging to each caste are given below:—

Kanbis	82,267	Chamars	1,615
Mahars	26,248	Mangs	1,572
Telis	16,771	Baniyas	1,378
Koshtis	8,384	Dhobis	1,360
Dhimars	4,567	Rajputs	1,135
Malis	4,445	Kunbhars	941
Mahomedans	3,836	Dhangars	875
Lodhis	3,662	Ahirs	865
Gowaris	3,193	Gonds	784
Kirars	3,107	Goswains	733
Brahmans	2,942	Marathas	712
Warhais	2,788	Vidurs	617
Kallars	2,732	Rangaris	538
Khatris	2,661	Garpagaris	475
Baris	2,447	Dangi	381
Sonars	2,092	Jains	339

One-half the population consists of Kanbis, Mahars and Telis, who form the chief agriculturists, the Mahars contributing largely to the agricultural labourer class.

Similarly Lodhis and Malis live almost entirely by cultivation, and a caste almost confined to the Ramtek tahsil and to the portion east of the Pench are the Kirars, men who cultivate wonderfully well, and know how to get on in life, but are perhaps the least successful in speaking the truth of any caste I have met.

There are also a large number of Baris or pan cultivators attached to the barejas of Ramtek, Parseoni and Munsar, but the bulk of these communities are not in a prosperous state.

Most of the other castes are the usual set to be found in the District, but the small colony of Dangis near Kodamendi is remarkable. They fulfil the role of their caste faithfully and quarrel inordinately.

Another somewhat aggressive caste is that of the Lodhis, and the fact that Lodhi colonies are always found in the most fertile villages, and that you seldom find a Lodhi cultivating in a poor village, indicates how their forefathers used their aggressive qualities in ousting more peaceful people out of the most likely spots.

On the whole, I estimate that about 75 per cent. of the total population of the tahsil are connected with agriculture.

COMMUNICATIONS.

8. First and foremost is the Bengal-Nagpur Railway, which after crossing the Kanhan at Kampti, runs across the centre of the Tarsa plain through Salwa and Tarsa to Khat, beyond which the Bhandara District is entered.

Then there is the Bhandara road, which passes through Maunda, Kharbiand so on to the Bhandara district, about 6 miles south of the railway and parallel to it.
Bhandara road.

Then there is the great northern road to Seoni and Jabbulpur, with the branch from Munsar to Ramtek, traversing the out of the way Dongartal tract at Deolapar.
Seoni road.

Then come the roads from Kampti and Nagpur to Chhindwara, passing along the rich Doab through Patansaongi and so to Saoner.
Chhindwara road.

This exhausts the metalled roads of the tahsil, but there are several other country roads of which one of the most important is that from Tamsar to Ramtek, through Kodamendi, Aroli and Kachurwahi; another road joins Parseoni and Ramtek through Naykund and Amri, and there are several routes joining Ramtek and other important villages to Kampti.
Other routes.

On the whole the Bhingarh pargana is the worst off for roads, although like the rest of the tahsil it has its numerous village tracks.

In respect of communications the Ramtek tahsil is far better off than Unrer, and almost as well off as the Nagpur tahsil. For Kampti, where all roads lead, is just on its edge, and the whole of the open country is within easy distance of Nagpur, while the Seoni road has made Dongartal easily accessible. North Bhingarh alone is out of the way.

TRADE.

9. Of the three railway stations within the limits of the tahsil, Khat only does much goods traffic, as Tarsa and Salwa are too close to Kampti to make it worth while to take grain there instead of to Kampti direct.

But all the routes I have mentioned are easy ones, and there is plenty of activity in the tahsil in the way of local trade.

The most important bazaars are those of Kodamendi and Khapa, the two towns of which the populations have increased.
Chief markets.

Kodamendi is on the road from Tamsar and is specially celebrated for its cattle market while at Khapa a bi-weekly bazaar is held, noteworthy for timber and also cattle.

The rise of Khapa is difficult to understand, it is not situated in a particularly fertile site, nor is it on any great trade route, but it is believed to have risen out of Wakori, which was once, I believe, quite a large town.

The people of Khapa are anxious to have a metalled road to connect them with the Chhindwara road at Patansaongi. This is a most reasonable wish, as the town is the largest in the tahsil and has been growing, and the present road to Patansaongi becomes a perfect morass in rainy weather.

Other markets are Maunda on the Bhandara road much declined since the advent of the railway.

There used to be a great deal of trade done here of traders who wished to anticipate the Nagpur market in buying grain and timber from Bhandara and Chhattisgarh.

Gaori on the extreme south-east of the tahsil is famous for its timber market.

There are numerous villages at which weekly bazaars are held, and these will be duly noticed in the reports on the groups in which they are situated.

10. Wheat, linseed, and rice are the chief exports of the east Panch tracts, wheat and juari of the west Panch area.
Articles of exports.

The Sur valley used to be celebrated for its sugarcane, but this cultivation has much declined. Of course, Ramtek and Parseoni export a great deal of pân.

11. There are now two Municipal towns in the tahsil, Ramtek and Khapa.

The receipts from octroi of each of these towns is shown in the statement which follows:—

Year.	Receipts from Octroi	
	Ramtek.	Khapa.
1879-80	4,316	4,584
1880-81	4,350	4,669
1881-82	4,833	4,837
1882-83	4,715	5,145
1883-84	4,934	5,330
1884-85	5,383	4,770
1885-86	4,573	5,423
1886-87	4,885	5,049
1887-88	4,453	4,493
1888-89	4,946	4,906
1889-90	5,475	5,451
1890-91	6,237	5,936
1891-92	6,130	5,580

The large religious fair held at Ramtek annually does not, I am told, bring anything into the Municipal coffers, but rather causes them extra expenditure.

PRICES.

12. I have already said all that could be said on this subject in the reports on the Nagpur and Umrer tahsils. In a tahsil with such excellent communications as the Ramtek tahsil has, the fluctuations of price are fully felt, especially as so many local traders are scattered about over the tahsil.

The agricultural population is, as a rule, well alive to the movements of the market, and one and all are constantly visiting Kampti, from the well-to-do cultivator with his grain or linseed down to the poorest Gond with his headload of firewood.

There is no doubt of the rise of prices having had full effect over the tahsil.

CONDITION OF LANDLORDS AND TENANTS.

13. The Tarsa pergana is noteworthy for the fact that so many of its villages belong to large proprietors, in many cases holding revenue free, but over the rest of the tahsil the contrary is the case; in the Patansaongi tract are found the same numbers of sharers as are met with in the Kalmeshwar pergana.

While there are many cases of malgnzars who have steadily risen in wealth and status from comparatively small beginnings, such are the Kirars, east of the Pench, and some of the Kunbis in the Bhingarh pergana, of course there are several instances of heavy indebtedness among malgnzars, and as we go northwards we come into an air full of litigation and disputes, to which most of the indebtedness is traceable. But as a whole, the Ramtek proprietors are a strong set of men, and they have the unenviable distinction of comprising among their numbers twice the number of harsh landlords as can be found in the whole of the Nagpur and Umrer tahsils put together.

These will be more particularly referred to in the group reports.

14. Like the landlords, the tenants are a strong lot, very different from the inert set to be found in the remoter parts of Umrer, and, except in the villages of the most tyrannical malguzars, they hold their own well.

Tenants. The Kunbis are the same average as elsewhere, while the Kirars are remarkable for their great extremes of well being and indebtedness found amongst them.

The Kirar malguzar will spend Rs. 5,000 on his house, and the Kirar tenant does what he can to follow his example; they are fond of pretentious houses, even at the cost of a load of debt.

As elsewhere, the Teli is very much to the front among the cultivators. The really poor tenant is only to be found in the jungly tracts to the north, where he is extremely poor, but in the open country they are an exceedingly prosperous lot.

Gonds, Gowaris, Pardhans and Mahars supply the poorer element among the tenantry.

15. The rental to the east of the Pench is generally light, while to the west, if it be high, it is paid with ease on the productive lands, but in north Bhiugarh the rental is certainly most crushing on some of the very poorest soil. Yet it is an undoubted fact that the higher the rent the fewer the arrears, which I attribute to the fact that the tenant will take any exertions or go into debt to pay his rents in these high rented lands, knowing that if he once falls into arrears he can never recover, while in the low rented areas the tenant is careless, knowing that before the ejectment decree can become absolute he will be easily able to raise the rent.

How the rents become so high in the poorer lands in north Bhiugarh is a complete puzzle to me, for they have not risen since Settlement, but were pitched high long ago in a tract where one would have thought there would have been little or no demand.

16. In order to check rough generalizations in the matter of tenants I have had a classification of tenants effected of all tenants in the tahsil.

by condition.

The classes are :—

- (A) Substantial tenants who lend money or grain themselves.
- (B) Well-to-do tenants who are not in debt, and who have a good style of living.
- (C) The average tenant who is in debt, but well within the limits of his security.
- (D) Tenants who are heavily in debt, have holdings mortgaged or who are very poor, such as Gonds, Gowaris, &c.

Brothers who have divided are counted separately, but in cases where there has been no division, only the one member is classed; the figures thus represent exactly the number of holdings held by each class of tenant rather than the exact number of persons of each class.

The details for the tahsil are :—

Class.	Number.	Per Cent.
A. class.	624	5 per cent.
B. "	2,123	15 "
C. "	8,692	62 "
D. "	2,565	18 "

It must be recollected that D. class are largely swelled by the large contribution of poor tenants from Dongartal and north Bhiugarh, and that over the open plains, south of the hills, the proportion of D. class would be much fewer.

It occurs to me that if the tenants of a village were periodically classified under some such system we should have a ready means of judging how far they were progressing or becoming more indebted.

I have frequently checked the classification effected by my assistants, and have generally found but little to modify.

AGRICULTURE, CROPS AND CLIMATE.

17. It may generally be said that the rainfall is heaviest to the north and east of the tahsil, and rice is found much further west than is the case in the Umrer and Nagpur tahsils.

It is said by the people that juari is receding before rice, and that it will not grow well so far east as it used to.

If so, this would indicate that the rainfall had grown heavier during the last 30 years. The following shows the average rainfall registered at Ramtek from the year 1882 up to date :—

Year.	Average rainfall.
1882	31.29
1883	49.80
1884	52.01
1885	48.05
1886	45.06
1887	68.78
1888	39.39
1889	42.05
1890	76.11
1891	63.51
1892	56.68

18. I have no reliable statistics available for the crop areas about the time of the last Settlement, but I show below the area under the various crops for the last season for which their compilation is complete :—

Crop.	Area.	Percentage.
	Acres.	
Wheat	1,04,758	34 per cent.
Juari	76,083	24 „
Juari tur		
Linseed	22,241	7 „
Tur	21,615	7 „
Til	18,955	6 „
Rice	14,768	5 „
Cotton	11,154	4 „
Cotton tur		
Gram	8,874	3 „
Castor	6,180	2 „
Ringna juari	5,576	2 „
Lac	5,435	2 „
Kodon and kutki	1,640	.....
Other crops ... ..	.....	4 „
		100

But very little irrigation occurs in the tahsil, the greatest amount being along the banks of the Sur, notably at Aroli and Kodamendhi and where the sandy soil seems specially suited for sugarcane and plantains.

The total area irrigated barely exceeds 1 per cent. of the cropped area.

There is nothing which requires much explanation in the cropping statistics above given; it will appear that the tahsil grows a good variety of crops, among which wheat and juari are by far the largest.

The Kodon and Kutki are confined to the poor jungly areas on the north, and the amount of the hot weather juari is noticeable.

PREVIOUS ASSESSMENT.

19. As the pergunas overlap tahsils in some cases, and as additions have been made from Seoni and Chhindwara, exact figures for past Settlements for the tahsil cannot be given, but such figures are available for the Ramtek, Tarsa and Bhiugarh pergunas which account for by the greater portion of the tahsil.

The revenues from 1856 are given for each pargana :—

	1856-57.	1863.	1864-94.	+ Increase or — decrease per cent. at last Settlement.
	Rs.	Rs.	Rs.	
Tarsa	49,381	49,811	57,314	+ 15 per cent.
Ramtek	56,494	56,844	68,159	+ 19 „
Bhiugarh ...	59,043	51,125	46,141	— 9 „
Total of these pergunas ...	1,64,918	1,57,780	1,71,614	+ 8 per cent.

It is remarkable how while the Ramtek and Tarsa pergunas were enhanced a good deal at last Settlement, Bhiugarh was reduced and had been very much higher before. I believe that there will still be villages in Bhiugarh in which, notwithstanding the progress of the country, some revenue reduction will be necessary.

When this is coupled with the exceedingly high rental to which I have alluded, I cannot but think that there must have been gross over-assessment in the Bhiugarh pargana in the past.

20. The facts which have been set out regarding the natural features, the trade, communications, crops and condition of the people will make it clear that the same principles of rent enhancement laid down for the Nagpur and Unner tahsils may, with equal justice, be followed in the Ramtek tahsil also, subject to any special considerations which may apply when the jungly and remote areas on the Chhindwara and Seoni borders come to be dealt with.

SOIL CLASSIFICATION AND FACTORS.

The soil classing followed has been the same as in the other tahsils except that on the borders of the Katol tahsil and in the cotton tracts of the west we meet with soil of the very best kind upon which wheat is never grown, while the wheat-growing morand of the northern portion of the tahsil is of a yellowish colour.

This yellow soil is, however, by no means deficient in moisture, for the greatest damage from rust this season occurred in the yellow and inferior-looking morand north of the Ramtek range. There is no black soil of the first quality in the tahsil, and the only portion of the district in which such soil will be found will be in the Katol tahsil, especially in the valley of the Wardha river, but a fair amount of kali il. is met with, especially in the villages near the Kanhan river.

Morand I. is of fairly frequent occurrence, but the prevailing soil is morand II., and a great deal of the wheat grows on Khardi.

22. The scale of factors drawn up and approved for the Nagpur and Umrer tahsils were based on experiments made all over the District, and the few crop experiments which the weather allowed of this season in Ramtek specially were not such as to indicate any marked differences between the value of the soils in Ramtek and elsewhere.

I therefore propose the same scale of factors as was sanctioned for the Umrer tahsil subject to one change only.

The factor for irrigated Khardi rice land was 26 against morand II. irrigated rice-land 45, the large drop being due to the double crop on morand II. as well as its superior quality. My experience this season has shown, however, that when Khardi rice-land is irrigable it is considered far more valuable than the factor of 26 will represent and it very commonly bears a double crop.

I therefore propose to raise it up to 32, making it equal to morand I. wheat land. This is quite in accordance with rents which I have observed as paid by this class of land.

Later on I will send as an appendix to this report an account of the pan barejas of the Ramtek tahsil, but this is not urgent, and I do not wish to delay this report any longer.

A statement of soil factors as proposed is appended.

It will serve as a general model for the tahsil subject to small modifications in various local areas to be dealt with in the group reports.

R. H. CRADDOCK,

Settlement Officer.

Dated Nagpur, 7th August 1893.



LIST showing SOIL FACTORS of the RAMTEK TAHSIL in the Nagpur District.

	WHEAT LAND.												RICE LAND.				GARDEN.				MINOR CROPS.		REMARKS.
	Ordinary.	Lawn.	Khari.	Bandhla.	Bandhan.	Pathar.	Wahar.	Irrigable.	Khari, Irrigable.	Ran.		Irrigable.	Samun.	Jhlan.	Tikra.	Irrigable.		Barani.		Ordinary.	Khari.		
										—20 per cent.	—40 per cent.					Ordinary.	Khari.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Kali II.	...	36	40	64	36	40	29	18	35	64	29	22	...	...	...	72	76	36	64	...	...	...
Morand I.	...	32	38	56	32	38	26	16	32	56	26	20	50	34	45	20	64	68	32	56	20	45	...
Morand II.	...	24	28	42	24	28	19	16	24	42	19	14	45	30	40	14	48	51	24	42	14	35	...
KKhadi Gohari...	...	16	19	28	16	19	14	14	16	28	12	10	32	12	20	5	32	33	16	28	...	...	...
KKhadi Mutsarakat	32	33	8	16	8	24	...
Bardi	20	8	(12)	3	10	11	(5)	(10)	5	10	...
Retari	16	11	8	(16)	5	10	...
Kachar...	...	36	...	...	...	...	...	...	...	(29)	(22)	...	...	...	...	...	72	...	45	...	...	...	...

(a) — Rice land on retari soil will be valued as khadi or bardi according to circumstances.
(b) — Rice land in the khari position will have factors 25 per cent. higher than the factors of their soil and position in the above scale.

Dated the 7th August 1893.

Nagpur,

G. C. SWINCY,

for Settlement Office r.

PRELIMINARY REPORT FOR THE RAMTEK TAHSIL OF THE NAGPUR DISTRICT.

No $\frac{2551}{147}$, dated, 18th August 1893.

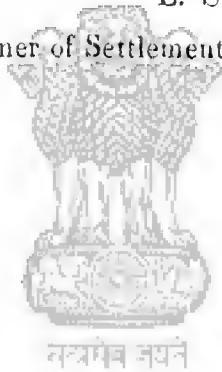
Submitted to the Revenue Secretary to the Chief Commissioner.

The circumstances of the Ramtek tahsil resemble closely those of the Nagpur and Umrer tahsils. In so far as prices are concerned, the conclusions arrived at for these two tahsils appear equally applicable here.

Subject to one slight modification, which has my concurrence, the Settlement Officer recommends the adoption of the same scale of factors for land valuation as was sanctioned for the Umrer tahsil in Secretary's letter No. 4519, dated the 23rd November 1892.

L. S. CAREY,

Offg. Commissioner of Settlements and Agriculture, C. P.



No. 4193.

FROM

H. H. PRIEST, Esq., I. C. S.,

SECRETARY TO THE CHIEF COMMISSIONER, REVENUE DEPT.,

Central Provinces,

TO

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

Central Provinces.

Dated Nagpur, the 25th September 1893.

SIR,

I am directed to inform you that the Preliminary Report* on the re-assessment of the Ramtek tahsil in the Nagpur district, submitted to this Administration under cover of your memorandum No. 2551—147, dated the 18th August 1893, has been considered by the Chief Commissioner.

* Returned.

2. The points which require orders are, firstly, the determination of the amount of rent enhancement which would be justified by the extent to which prices have risen since last settlement, and, secondly, the selection of the factors which are to be used for soil valuation.

3. As regards the first point it is stated in paragraph 12 of the Settlement Officer's report that the rise of prices has had full effect over the tahsil owing to the existence of excellent communications throughout its area. The extent of this rise has, moreover, been the same as in the Nagpur tahsil, and the Officiating Chief Commissioner agrees with you and the Settlement Officer in thinking that on this ground alone a 50 per cent. enhancement in rents would be justified. It is clear, however, that in the actual work of fixing rents many other points will have to be borne in mind, and the Settlement Officer's report shows that special consideration will have to be shown in the re-assessment of the Bhingarh Pargana and in the jungle tracts on the borders of the Seoni district. There has, in these parts, been some over-assessment in the past: the soil is poor: rents are, in some cases, very heavy, and the condition of the tenantry is depressed. There will be great need therefore for caution and discrimination in fixing rents in these villages.

4. The scale of factors proposed by the Settlement Officer and recommended by you has been sanctioned.

5. The Officiating Chief Commissioner has read paragraph 16 of the Settlement Officer's report with interest, and he considers that the method of classifying tenants with respect to their comparative wealth or indebtedness will result in yielding much valuable information, not merely for the guidance of the Settlement Officer, but for other administrative purposes.

I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Secretary to the Chief Commissioner,

Revenue Department.

**RENT-RATE REPORT FOR THE PATANSAONGI GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

The Patansaongi group is situated in what may be conveniently called the Patansaongi Doab", for it consists of the strip of country between the Kanhan and the Koilar rivers.

On the north the Kanhan separates it from the Baregaon and Parseoni groups of the Bhingarh pargana, while on the south the Koilar divides it from the Kalmeshwar and Koradih groups of the Nagpur tahsil; on the west is the Katol tahsil; while on the east it has narrowed down to a mere tongue of land at the junction of the Kanhan, Pench and Koilar, which occurs just opposite Waregaon of the Nagpur group.

The group itself is composed of portions of several parganas, thus the eleven villages east of Isapur and Kauras belong to the Hingna pargana, while the four villages on the north-west are part of the Kelod pargana, and the central 22 villages belong to the Patansaongi pargana.

The area of the group is 62 square miles, and it contains 37 villages, which have been partitioned into 59 mahals.

2. The natural features of the group may be described in a few words.

It is situated, as I have said, between the rivers the Kanhan and the Koilar. The area on the former river is affected to a distance of about a mile, being uneven and crossed by ravines, although not infertile as far as it goes: the area cut up by the Koilar, on the other hand, is but a very narrow strip, and between the two lies flat rich land very closely cultivated, covered with large villages, and paying rents and revenues, which are far higher than in any other group of this Ramtek tahsil.

The greater the distance between the two rivers the richer the soil, and it is interesting to notice how the wheat land is found all along at a distance of a mile to two miles south of the Kanhan, following its every bend, although the soil between it and the river so far as soil alone goes should be able to produce wheat. This is the case as far east as Isapur, after which as the two rivers have got close together, wheat land almost disappears; a little is found in Pipla and Walai, though wheat is only occasionally grown on it, and after that there is hardly any land at all capable of producing wheat. But once clear of the uneven area on the river and the land, whether it produces wheat or not, is all extremely fertile; hardly an acre of waste or fallow will be found, and the remarks which I made regarding wheat lands and non-wheat land in the report on the Parseoni group, find full confirmation here.

Except for the land cut up by the Kanhan, the non-wheat lands of this group fail to produce wheat successfully, because the sub-soil drainage is too rapid; and not because the soil is too poor, and what wheat land there is, is found furthest from the Kanhan, and nearest the Koilar, the shallower river. And as the rivers approach less and less, wheat is not grown even on the wheat land for the reason that though rich enough, in a dry season it will crack too much, and the cultivator being certain of his juari, prefers certainty of fair juari, to a chance of withered wheat.

3. But the position of affairs in this group will be more readily understood from the statistics of cultivation, soils and crops, which will follow in regular order. The first statement

to every 18 acres in cultivation; and that there are a considerable number of surplus bullocks also.

So far then as the figures in the statement of cultivation go, it appears that little can be done to extend or improve the cultivation in this group. Tenants are industrious; manure is mostly utilized for the kharif crops; and the only way to further improve the cultivation would be by extending irrigation, so as to substitute wheat for jauri in the non-wheat villages, which would require irrigation works on a scale quite out of the reach of either the proprietors or the cultivators of the ground.

4. The next statement is that of soils:—

Soil.	WHEAT LAND.						GARDEN LAND.				MUTAFARIKAT.			Grand Total.	Percentage.
	Ordinary.	Khari.	Lawn.	Patthar.	Wahuri.	Ban-dhia.	Ban-dhan.	Total.	Irrigable.	Khari irrigable.	Barani.	Khari barani.	Total.		
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
Kali II	828.02	...	...	...	12.20	4.00	...	844.22	7.99	...	1.40	...	156.52	1,010.13	8
Morand I	3,530.40	108.34	...	12.20	174.68	2.50	17.00	3,845.52	18.23	...	...	13.06	985.40	4,850.22	15
Do. II	6,671.64	72.02	4.80	276.03	851.20	4.45	6.00	7,886.16	74.53	9.60	42.80	42.80	7,107.98	15,121.49	49
Khardi	693.45	22.77	...	2.00	7.00	...	...	725.22	16.29	...	...	...	8,917.48	9,748.50	31
Itari	...	...	...	...	...	...	...	...	2.77	...	6.00	...	242.46	251.23	...
Bardi	...	...	...	...	...	...	...	...	...	...	...	...	59.07	59.07	...
Kachhar	63.10	28	...	...	...	...	...	65.38	31.66	1.00	11.48	1.42	39.19	150.13	...
Total	11,738.61	203.41	4.80	29.15	1,045.08	10.95	23.00	13,366.00	151.47	10.60	73.75	1.84	17,585.71	31,190.77	...
Percentage	33	...	...	1	3	...	...	48	...	...	...	...	56	...	...

The above figures show that if all kali, morand, kachhar, and khardi gohari be included as good land, the good soils amount to 70 per cent of the area in cultivation, and inasmuch as the khardi mutafarikat produces fair juari and tur in respect of soil, the group is evidently an excellent one. It is the area along the Kanhan, which spoils the average. I have inspected every village in this group except one, and the classing has, I consider, been moderate. It was a good deal higher at last Settlement.

Classed by its powers of production, the cultivated area is sub-divided, as follows :—

	Per cent.
Wheat land ...	43
Garden land ...	1
Minor crop land ...	56
Total ...	100

The finest wheat land lies to the west of the group, along the Chhindwara road, but throughout the soil is excellent, and as there is but little surface scouring in this group, the areas subject to defects of position are not large, i. e., about 8 per cent wahuri and about 2 per cent pathar.

There is no embankment worth mentioning, and of course no ran.

Altogether about 35 per cent falls in kali II and morand I classes.

Minor crop land. Minor crop land is divided as follows between the soils :—

	Per cent.
Kali II ...	1
Morand I ...	6
Do. II ...	40
Khardi ...	51
Retari ...	1.5
Bardi ...	.37
Kachhar ...	.2
Total ...	100

Thus nearly half of the mutafarikat land is on good soil, and the proportion of the poorest kinds of bardi and retari is very limited.

Khari land in all amounts to 500 acres, or about 1½ per cent, and with so many large villages would be of greater extent, but for the fact that several of the villages on the Kanhan lose their drainage directly into the river.

5. The next statement is that of crops, and shows changes in the cropping since last Settlement, and the proportions in which the various crops now hold the ground :—

Crop.	Area at Settlement.	Area at Present.	Percentage to cropped area.
	Acres.	Acres.	
Juari ...	12,132	11,055	35.8
Tur ...	2,913	5,064	16
Juari-tur ...	2,502	3,574	11.5
Cotton and cotton-tur ...	1,713	3,683	12
Wheat ...	4,010	2,652	8.5
Linseed ...	1,475	1,053	5
Gram ...	1,943	836	2.6
Til ...	1,051	749	2.5
Bajra ...	60	431	1.4
Lac ...	169	250	.8
Garden produce ...	.44	231	.7
Castor ...	744	133	.4
Other crops ...	396	559	2.9
Total ...	29,222	30,870	100.1
Double-cropped ...	...	34	.1
Net cropped area ...	29,222	30,836	100

These figures show us that juari is stationary except that more is now grown mixed with tur.

Wheat, gram and castor show the largest decline, while cotton, linseed and garden produce have increased considerably, and the increase indeed in cotton and tur has been very marked. Tur is a crop which pays excellently.

Of course the last Settlement statistics may or may not be correct, and the decrease in the wheat area looks suspicious, but on the other hand, it is quite possible that about that time the sudden demand for wheat caused some land to be put under wheat, which subsequent experience showed on the whole to pay better when cropped with kharif crops. As I have said before, there is a good deal of land admitted by the people to grow wheat, but which produces more certain kharif. On such land if kharif fails, wheat can still be sown; whereas if it is kept uncropped till the time for the rabi-sowings, want of rain at sowing time, or failure of the cold-weather rain may seriously damage the crop, and the cultivator has then nothing to fall back upon.

This bears out the small amount of wheat here in proportion to the wheat land, for wheat only amounts to 20 per cent of the wheat land in this group. And the dry season of 1891-92 rather frightened tenants off reserving lands for wheat, although as it so happened the season of 1892-93 was quite wet enough.

The cropping of the group, all things considered, is very valuable; about 25 per cent is under cotton, wheat and oilseeds; while the juari and tur grow so finely, and have such a ready market, that they are exceedingly remunerative.

6. These statements have shown that the group is an excellent one, and the information which I will now give respecting population, trade communications and markets will be found to fully accord with the favourable idea of the group already indicated.

The population of the group at last Census was 27,047, against 25,964 at last Settlement—an increase of over 4 per cent.

This population has a density of 436 to the square mile, and of 563 to the cultivated square mile, which is far larger than is usually found in the Nagpur group. And it contains several small towns and large villages, the chief of which, with their respective populations, are stated below:—

	No.
Khapa	9,383
Patansaongi „ ...	4,889
Wakori	2,678
Bina	1,570
Waki	827
Bhanegaon	597
Kodegohan	587
Malegaon	546
Takli	542
Bhendala	526

Curiously enough ten villages are 'rith', so that the 27 villages inhabited are divided, as follows:—

	No.
Over 5,000	1
„ 2,000	2
„ 1,000	1
„ 500	6
Under 500	17
Total	27

Khapa is the largest town in the Runtak tahsil, and has a market twice a week, being specially celebrated for timber and cattle. Why a large town was founded here, it is impossible to say.

It lies neither on any great trade nor in a specially fertile spot. It is, however said that Wakori was once quite a city, and that Wakori fell, owing to the emigration of its traders to Khapa. This, however, was so far back, that the reason is not known. Wakori still retains its market twice a week, and is an important kharif village.

Patansaongi was the pargana head-quarters, and more recently a tahsil head-quarters, while Bina, near Kamptee, has quite a large weaving and labouring population. The other villages mentioned are all large agricultural villages.

7. The Chhindwara road with the Koilar bridged joins the group to Nagpur, and Kamptee on the one side and Saoner and Kelod on the other, while the markets of the Kalmeshwar and Parseoni groups are all readily accessible.

There is no doubt then that the cultivator here will have a sufficient local market to go to, and a considerable body of local consumers in the town populations of Khapa, Wakori, Patansaongi and Saoner, but better than all there are the great accessibility of Nagpur and Kamptee.

The fine juari and tur will at once find purchasers, for the villages on all the other sides of Nagpur cannot produce juari and tur, which can at all compete with the produce of this tract, and it is this fact which has made such a keen competition for these villages in the revenue-history of the district.

There is also a country-road from Patansaongi to Khapa, which might I think with advantage, be metalled, especially as Khapa is the second largest town in the district, Nagpur and Kamptee being excluded. Patansaongi is connected with Nagpur by country-tracks, which afford a shorter route in the open season than the metalled road.

All things considered, the Patansaongi group takes quite first rank among the groups disposed of. It is nearer to Kamptee than the Kalmeshwar group, and in respect of soils and crops, roads and markets, it is not one whit inferior. Moreover as being a "doab" its soil is specially productive in its several classes.

8. I will next consider the tenures of the group, which are shown in the following statement:—

1	Held by malguzars.			Held by malik-makbuzas.		Held by revenue-free grantees.		Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by tenants of superior class in ordinary tenant right.	Held by ordinary tenants.		Held rent-free or by privileged tenants.		Total occupied area (to agree with column 6 of Statement V).
	As sir.	Other than sir.	Total.	Area of total leased.	No. of holdings.	Area.	No. of holdings.	No. of holdings.	Area.	No. of holdings.	Area.	ordinary tenant right.	No. of holdings.	Area.	As grant from malguzar.	In lieu of service.	
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At present	4,135-03	769-42	4,904-45	647-36	212,638-15	21	158-55	471	7,463-96	1,040	15,815-24	727-75	161	2,274-64	123-01	452-74	34,578-61
Percentage on total occupied area of areas in columns 4, 11, 13 and 16.	...	...	14	...	...	...	...	...	22	...	45	...	...	7	...	...	...
Compare entries of last Settlement for columns 4, 11, 13 and 16.	2,837-85	...	2,837-83	...	2,265-50	...	452-34	...	8,064-38	...	6,386-21	...	...	13,180-27	20-2	453-99	33,610-77

It is a group in which proprietary cultivation is of fair extent, and has increased by about 75 per cent. Malik-makbuzas and revenue-free grantees hold 8 per cent, so that the proprietary class holds 22 per cent of the occupied area.

Absolute occupancy tenants hold 22 per cent of the occupied area, while the area held in this right has declined by only 7 per cent. This is a great tribute to the superiority of the tract. At the same time the area held in occupancy right has risen to two and a half times its former extent, and now amounts to 45 per cent of the occupied area, or 57 per cent of the tenant area, so that 85 per cent of the tenant land is held in protected tenure. Another 2 per cent of the occupied area, or 3 per cent of the tenant area is held in ordinary right by protected tenants; and ordinary tenants holding in no other right, only represent 7 per cent of the occupied area, equal to 9 per cent of the tenant area.

Only the Kalmeshwar group shows results equal to this. The average size of holdings is of course not so large as in the wheat groups, and runs as follows :—

	Acres.
Malik-makbuza ...	12
Absolute occupancy ...	16
Occupancy ...	15
Ordinary ...	14

The protected classes have, including the land held by them in ordinary right, holdings which average 16 acres in area. But the tenants of all the large villages hold land in neighbouring riths, and so the average area to each cultivating family will rise much beyond this, especially as many malik-makbuzas and absolute occupancy tenants hold lands in occupancy right as well. The average area held cannot be less than 22 acres per family.

9. The proprietary body of the group numbers 139 souls, of whom 69 or a half are Kunbis, holding 13 villages, and 18 Brahmins hold 4 villages : Marathas hold 3 villages : Banias, Gosains, Pardeshis and Mahomedans two each, and for the rest Kayasths, Kalars, Lodhis, Mahlis, Raghvis and Marwaris have one or more representatives among the proprietary body, holding single villages.

The Bhonsla family owns Bina and the small rith of Bir Chizghat; Bhanegaon belongs to Gopal Rao Madho Panditji, a rich money-lender and large proprietor in this district. The wealthy Kashinath, Kunbi of Waki, owns besides Chizghat, Dahiware, Kodadongri and half Dohanghat.

The Patansaongi Kunbis hold also Kauras, Bir Kauras and shares in Isapur.

Ramkrishnapuri Gosain owns Dahigaon; and Pipla, Wakori and Takli are owned by persons who have villages in other parts of the district. The Khapa Kalars are deeply in debt, as the result of their love of litigation and chicanery, and several of the Kunbis, Pardeshis and Brahmins are also indebted, notably those of Wakori, one of the chief causes having been in these cases large number of sharers, but even amongst these large communities of sharers several well-to-do men will be found.

But if there be several rather struggling proprietors, most of them are well-to-do, and there are not many deeply indebted.

On the whole, in this group, proprietors have left tenants to their own devices, and as the figures of tenures show there has not been much ejectment, nor as will be seen presently any enhancement worth mentioning.

10. Transfers have taken place in respect of 17 of the 37 villages of the group, but only two whole villages have been transferred, and most of the transfers relate to small shares sold among members of the proprietary body. The rise in the value of land has been exemplified by one or two cases of re-sale. Thus Ramkrishnapuri bought half Dahigaon in 1881, for Rs. 3,000, and half in 1891 for Rs. 4,500.

A 1 anna 4 pies share in Patansaongi fetched Rs. 400 in 1868, and Rs. 1,200 in 1884, and a single pie share fetched Rs. 100 in 1893.

11. Turning now to tenants the statements of castes is given below :—

	No.		No.
Kunbis	... 849	Koshtis	... 17
Brahmins	... 184	Marathas	... 16
Telis	... 117	Raghvis	... 16
Mahars	... 73	Pardeshis	... 16
Malis	... 36	Banias	... 11
Lodhis	... 29	Marwaris	... 8
Malis	... 29	Others	... 100
Kirars	... 28		
Barhais	... 24	Total	... 1,545
Mahomedans	... 21		
Kalars	... 21		

Thus Kunbis are in quite overwhelming numbers, and amount to 55 per cent of the total number, and the chief cultivating castes of Kunbis, Telis, Lodhis, Malis, Kirars and Raghvis mount up to 1,058, or 68 per cent of the whole, while in the above list, tenants of the poorer castes are few, for included in the heading 'others' are many well-to-do castes, and besides Mahars often contain among their number men, who have become well-to-do and even lend money.

But, though as a whole, the tenants of the group may be considered to be a strong lot above the ordinary, still there are certain villages in which they are not in a good condition, and I shall bring this out very strongly when discussing the rental pressure of the group. At present I will merely give the details of classing by condition, as is always done :—

Class.	Condition.	Number.	Percentage.
A.	Very well-to-do, and lending money or grain	122	8
B.	Thoroughly substantial tenants, with no debts.	293	19
C.	Good average men with debts, but not very seriously entangled.	929	60
D.	Very poor, or very heavily indebted, or with holdings mortgaged.	201	13
	Total	1,545	100

These figures indicate a strong lot, the A class include a number of Kunbis, and are not solely composed of Brah in money-lenders, and the number of B class tenants is extremely satisfactory, while the D are satisfactorily few.

A better idea will be gained by comparison with other groups of the tahsil :—

Group.	PERCENTAGE IN EACH CLASS.			
	A.	B.	C.	D.
Tarsa-Khat	4	18	61	17
Kodamendhi	5	15	68	14
Chachar	4	16	65	15
Ramtek	5	17	65	13
Parseoni	4	14	73	9
Patansaongi (Under report)	8	19	60	13

12. A better mode of judging is, by giving marks to each class, apportioned, as follows :—

A	..	...	2
B	...	...	3
C	...	...	1
D	...	...	2

I give low marks to A, as they contain tenants, who are money-lenders, and have ousted real cultivators, besides real cultivators who have risen to prosperity. I would estimate full marks as half B and half C being as high as could ever be hoped for. Thus full marks would be 200. Assessed in this way the figure of prosperity of each group will be —

Tarsa-Khat	...	...	89
Kodamendhi	...	...	93
Chachar	...	...	91
Ramtek	...	..	100
Parseoni	...	...	105
Patansaongi	...	..	107

13. I exclude Dongartal and Dahigion, because these cannot be compared with plain groups. But I should like to illustrate from these figures a view which I have always held—that the lower the rents the greater the debt, and the less careful the cultivation :—

Group.	Incidence.	Figure of prosperity.
Tarsa-Khat	69	89
Kodamendhi	78	93
Chachar	94	91
Ramtek	88	100
Parseoni	99	105
Patansaongi	126	107

Of course there is a point above which if rents rise there is a fall in the prosperity, and this I illustrated in the Chachar group, and shall illustrate later on still more forcibly in this group.

14. Before going on to discuss more closely the rents in this group, I will just refer Transfers of ryoti land, to the transfers of holdings which have taken place.

We find that transfers by sale number 71 in the case of absolute occupancy holdings, and 60 in the case of occupancy holdings. That is to say,—15 per cent of the absolute occupancy holdings have been transferred by sale, and under 6 per cent of the occupancy holdings.

But fully two-thirds of the transfers have been between genuine cultivators, and need not be looked upon with any disfavour.

Twenty-two holdings more (7 absolute occupancy and 15 occupancy) are held in usufructuary mortgage, and of course numerous holdings of the D class tenants are mortgaged simply or with conditional sale.

Some remarkable prices have been paid, of which I give a few instances :—

Village.	Area.	Rent.	Price.	Date of transfer.
	Acres.	Rs. a.	Rs.	
Patansaongi (Wheat village)	19-23	44 0	151	1869
	9-21	37 0	200	1872
	20-37	86 8	100	1879
	6-36	52 0	1,000	1887
	12-69	15 0	1,350	1889
Bhendala (Do.)	14-71	51 0	1,250	1888
Wakori (Mutafarikat village)	12-69	31 0	740	1892

In the case of Wakori, the best mutafarikat village in the group, this is the highest price realized; others are much lower.

15. The next subject is that of rents, the rates of which on the acre at Settlement and at present, are contrasted below :—

Class of tenant.	Rate at Settlement.	Rate at present.	Rise per cent.	Present payments.
	Rs. a. p.	Rs. a. p.		Rs. a. p.
Absolute occupancy ...	1 9 6	1 9 9	1	12,045 3 6
Occupancy ...	1 5 7	1 5 11	2	21,656 9 7
Ordinary ...	1 2 11	1 0 5	-13	3,077 12 0
All-round ...	1 5 6	1 6 4	4	36,779 9 1
Occupancy-cum-ordinary ...	1 3 10	1 5 0	6	21,734 5 7
Malik-makbuzas ...	1 13 0	1 10 4	-9	4,336 5 3

It will at once be evident that rents are on a higher scale than in any group yet dealt with in this tahsil, while the rise has been altogether insignificant.

As I said before there are several large cultivating communities among the proprietors, who are more busied with their own farming than with rents, while in certain villages again rents were already too high to be enhanced much, and again the protected classes at Settlement were large, while many of the ordinary tenants of that date were men strong enough to hold their own, and of much the same class as the proprietors.

16. But it is worth noticing that 647 acres of sir have been let for Rs 3,002-14-0, or Rs. 4-10-3 per acre.

Sir is sub-let in only 14 villages, of which seven are wheat land villages and seven non-wheat land ; in the former it is sub-let at Rs. 4-14-6 an acre, in the latter at Rs. 4-0-3 per acre. In the latter, however, there are two exceptional cases, for in mahal I Khapa of which Government is Manager, the Tahsildar has let out 21 acres of sir land for Rs. 150, and in Chicholi, near Kamptee, 38 acres have been sub-let for Rs. 227. Excluding these the area of sir sub-let in non wheat villages, is 214 acres sub-let for Rs. 496, or at Rs. 2-5-1 an acre.

17. It will, however, be convenient to discuss the incidences before attempting to form any conclusions on the rents. I show below the village incidences on the soil-unit, incidences in the usual tabular form :—

Incidence.	No. of Villages.	Incidence.	No. of Villages.
70—80	2	140—150	2
80—90	2	150—160	3
90—100	4	160—170	1
100—110	4	180—190	1
110—120	8	190—200	1
120—130	5	227	1
130—140	2	318	1
		Total	37

Of these incidences those below 90 relate to the 'rich' villages of Rajna, Chizghat, Dahi-wari, Kauras; the first three of which are rather poor, even as kharif villages, and the fourth, a half-and-half sort of village, with not very good wheat and not very good kharif. Their lands are cultivated by tenants of Waki, Khapa, Wakori and Patansaongi, who have high-rented holdings in the villages, where they live, while 318, the absurdly high incidence, is that of the little 'rich' of Bir Chizghat, where cultivators have taken land for grazing and thorns.

These then may be put out of consideration, as not having much bearing in the rent-paying capacity of the group.

I will next show the incidences of the non-wheat villages, and compare them with those of the wheat villages.

Villages.	Average incidences.
22 Non-wheat villages	138
15 Wheat villages	115

This shows us that the rule which I discussed at length in the Parseoni report, holds good here, i. e., that wheat land not being so suitable for kharif, was always valued lower in days when kharif and not wheat was the standard. The change that has now been worked will be more clearly understood by comparing the incidences in each class of village of—

- (a)—Absolute occupancy rents, as representing the standard of old days.
- (b)—Ordinary rents as representing the present standard.

	NON-WHEAT VILLAGES.	WHEAT VILLAGES.
	Average incidence.	Average incidence.
Absolute occupancy	136	111
Ordinary	144	145
Excess of ordinary over absolute occupancy	6 per cent.	30 per cent.

18. It is manifest then that extreme caution will be necessary in selecting both standard and village rates in this group. We have before us figures showing that the poorer or non-wheat villages were at Settlement paying a great deal higher than the wheat villages,—trade circumstances being equal in both. How then are we to fix a standard on price grounds, when we have reason to think that rents, and particularly absolute occupancy rents in some of the villages of the group, were already too high at last Settlement?

Before endeavouring to solve this problem. I will state the class incidences of the group as a whole:—

Class.			Acreage rate.	Rise since Settlement.	Unit incidence.
			Ra. a. p.		
Absolute occupancy	...	...	1 9 9	1	1.23
Occupancy	..	...	1 5 11	2	1.24
Ordinary	...	...	1 0 5	—13	1.36
All-round			1 6 4	4	1.26
Occupancy-cum-ordinary			1 5 0	6	1.25
Malik-makbuzas			1 10 4	—5	1.33

There has been no increase of the occupied area worth mentioning, so that if we are to take our ordinary rule and pitch a standard rate or a 50 per cent enhancement on price grounds, we should be pointed to the following standard:—

Absolute occupancy	1.90
Occupancy	1.70
Ordinary	2.00 (at least)
All-round	1.80
Occupancy-cum-ordinary	1.80

Such a standard would be altogether out of touch with the standards of the neighbouring groups (Parseoni 1.30 and Kalmeshwar 1.25), still this group has some advantages over both of those. I have shown that the incidence of 3.18 in Bir Chizghat was exceptional, and referred to too small an area for weight to attach to it, and with a view to checking risk of over-enhancement, I have examined the figures of the seven villages with incidences over 1.50. I find that these are Bina, Rohna, Dahigaon, Khapa, Wakori, Waki and Gosaiwari, and that the only really prosperous village of these is Waki; the only wheat-land village of these all, in which, moreover, the tenants are paying high for small holdings (Waki being a mauzah, with a large *abad*i and small area), and holding lands at far lower rentals in the 'rith' villages of Kodadongri, Chizghat and Dahwari besides.

It would not be prudent to include these villages in a total on which the fixation of a standard had to be based, so I have excluded these all, and had separate incidences calculated, with the following result:—

			A	B	Whole group.
			Seven excluded villages.	Thirty remaining villages.	
Absolute occupancy	...	...	1.75	1.17	1.23
Occupancy	...	...	1.65	1.15	1.24
Ordinary	...	...	1.76	1.24	1.36
All-round			1.70	1.17	1.26
Occupancy-cum-ordinary			1.66	1.16	1.25

The difference between the A and the B villages is enormous, and I will show next the classes of tenants in these A and B villages, but I exclude Waki, in which rents are high for a special reason, and tenants are prosperous.

The details given are for—

- (i) The six villages in A (Waki excluded).
- (ii) The 30 villages in B plus Waki.

	Percentage of each class.			
	A.	B.	C.	D.
(i) In the six villages excluded .	23	27	213	70
	=7 per cent.	=8 per cent.	=64 per cent.	=21 per cent.
(ii) In remaining 31 villages ...	99	266	716	131
	=8 per cent.	=22 per cent.	=59 per cent.	=11 per cent.

The figures of prosperity in these six villages is only 60, while the figure of prosperity in the remaining 31 villages is 119.

These six villages show figures below the standard of all groups, while the remaining 31 show results far superior.

19. I will therefore in fixing on a standard omit these villages and Waki, and resolve on a standard on the figures of the B class villages, which must be taken as representing the normal rates of the group. On the occupancy-cum-ordinary rents at last Settlement, the occupancy rents now in these 30 villages show a rise of 11 per cent, and on a 50 per cent price-rise the standard justified would be 1.55, but I would still prefer not to take a maximum 50 per cent-rise, as still there are villages included, in which rents are rather above average.

I would therefore take 40 per cent rise as a measure, which will give a rate of 1.45, and for a maximum rate I would take the rate which the all-round figures point to on a full 50 per cent rise. Thus the rates which I propose, are—

Minimum	...	...	.90
Standard	...	...	1.45
Maximum	...	...	1.65

20. The application of these rates to the various villages is next shown in tabular form :—

Rate proposed.	No. of villages.	Rate proposed.	No. of villages.
.90	3	1.40	1
1.10	1	1.45	10
1.15	1	1.50	1
1.25	3	1.55	1
1.30	1	1.60	3
1.35	1	1.65	11
		Total ...	37

A final statement of the treatment contemplated by the rates for wheat land and non-wheat land villages, respectively, is next given:—

			Average of incidence.	Average of rates.
22 Non-wheat villages	...	...	1.38	1.39
15 Wheat villages	...	...	1.15	1.51

But very little enhancement is contemplated in non-wheat villages, while the wheat villages will be substantially enhanced, especially those just along the west of the group.

As a further support to the proposals I will show that in the nine finest wheat villages of the group, in which the largest enhancement is provided for, the classes of tenants, are:—

			Number.	Per cent.
A.	...	...	59	10
B.	...	...	142	25
C.	...	...	321	56
D.	...	...	51	9

These show a figure of prosperity of 1.33, which is a remarkable one.

I have gone through this question of incidences and rates in such detail because I am convinced that we cannot blindly accept the belief that whatever is, is right, and enhance rents by applying arithmetic only to the figures, and I have acted in accordance with the theory which I discussed in the Parseoni report—that rents in the good kharif villages were disproportionately higher than rents in wheat villages.

It now only remains to discuss what the effect of the proposals will be on the rents, assets and revenue of the group.

21. The assets of the group at last Settlement and as now, are contrasted below:—

		At last Settlement.	At present.
		Rs. a. p.	Rs. a. p.
Cash	...	41,134 0 3	41,115 14 4
Value of sir, &c.	..	4,556 6 10	8,495 13 9
Total	...	45,690 7 1	49,611 12 1

The increase then has been Rs. 3,921-5-0, or only 8 per cent, but with rent-rates almost stationary, and so small an increase in the occupied area, nothing more could be expected.

The Siwai at present is quite trifling, and amounts to only Rs. 355.

The revenue as fixed at last Settlement was Rs. 35,338, falling at 77 per cent of the then assets, but additions on account of service land and muafi resumptions amount to roughly Rs. 600, so that the present demand is about Rs. 36,000.

This falls on the present assets, siwai included, and sir calculated at ryoti rates, at nearly 73 per cent, so that the proprietors of the group are bound to gain largely, and but little revenue enhancement is to be expected. Under these circumstances it has to be considered whether where sir is sub-let at very high rates, such as Rs. 5 and Rs. 6 per acre, a moderate addition may not be made to the sir valuation, with some such proviso that the rate of the valuation adopted shall not exceed some rate to be named, say 33 per cent above the standard rate, or in this group 1.90.

22. The addition to the assessable assets which the proposals now made will bring about, are estimated—

(a).—*Rents.*

Effect of proposals in raising assets. The probable effect of the rent proposals is stated in tabular form :—

Class of tenant.	Present rental.	Deducted at proposed rate.	Estimated rents.	Estimated increase.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Per cent.
Absolute occupancy ...	12,045 3 6	14,383 0 0	14,114 0 0	17
Occupancy ...	21,656 9 7	26,556 0 0	25,763 0 0	22½
Ordinary ...	3,077 12 0	3,260 0 0	3,328 0 0	8
All-round ...	36,779 9 1	44,199 0 0	43,205 0 0	17

It will be seen that I am estimating considerable margins, but as in certain villages there will be some reduction of rents, and in others it will be necessary to leave margins, I doubt whether rents would be raised over the estimated figure.

(b).—*Malik-makbuza revenue.*

There will be very little enhancement of this. Many of these revenues are very heavy and as these persons will have to pay cesses which they have not done so far in most cases, to maintain a revenue is to enhance it by about 7 per cent. The figure I estimate is Rs. 4,803 or 10 per cent more than at present.

(c).—*Siwai.*

This amounts to Rs. 355 from grass and fruit, as mentioned above.

The total cash assets will thus be as follows :—

	Rs. a. p.
Cash-rents ...	48,008 0 0
Siwai ...	355 0 0
Total ...	48,363 0 0

Then remains the sir valuation, my approximate estimate for this is Rs. 10,920, which falls at just under Rs. 2 an acre—

	Rs.
the malguzari assets will be ...	54,480
and, malik-makbuza revenue ...	4,803
Total assets ...	59,283

23. To take round numbers the total assets at the outside will not exceed Rs. 60,000, and the revenue which I estimate will be Rs. 39,490, or just about 66 per cent of the total assets. At the outside the revenue will be Rs. 40,000, and will fall at 64 per cent of malguzari assets, and 90 per cent of the malik-makbuza revenue. This will add Rs. 4,000 to revenue, or about 11 per cent only, while rents will rise by from Rs. 6,900 to Rs. 7,000.

In some villages, with considerable rent enhancement, it will nevertheless be necessary to reduce revenue by a little—a step which the proprietors themselves do not contemplate.

24. If the proposals regarding rents and revenues seem to err on the side of moderation, it must be recollected that rents are on a higher scale than anywhere else in the tahsil, and that the absolute enhancement involved by an increase of—say 25 per cent—in a rent is very much larger than in the low-paying groups, where rents are—say Re. 1-12-0 an acre—a 25 per cent enhancement adds 7 annas to the rent on each acre, while in the low-paying groups it adds from 2 annas to 3 annas.

Although logically justifiable enough, it is more felt by the tenant because there is not much difference between the scale of expenditure in each tract, and the actual loss in income is larger in the one case than in the other.

Thus, on a 20 acre holding paying Rs. 10, the tenant would lose Rs. 2-8-0 only, but on a 20 acre holding paying Rs. 36, he would lose Rs. 9, and even if his income be larger in proportion, he feels the enhancement more.

25. I conclude with the usual comparison of groups already dealt with and the group under report:—

Group.	Area in square miles.	PERCENTAGE ON TOTAL OF		Percentage to cultivated area of wheat land.	PERCENTAGE TO CROPPED AREA.			
		Occupied area.	Cultivated area.		Wheat.	Junri and jari-tur.	Rice.	Cotton and cotton-tur.
	Acres.							
Tarsa-Khat	111	90	77	88	48	18	3	...
Kodamendhi	110	90	73	85.5	48	13	6	...
Chachar	810	91	81	83	41.5	23.5	1	...
Dahigaon	57½	52	42	58	82	14	14	...
Bamtek	83½	70	57	70	84	24	11	...
Dongartal	77	42	38	21	10.5	31.5	25	...
Parseoni	72	82	74	54	15.5	42.5	...	2.7
Patansaongi (Under report).	62	87	78	43	8.5	47.3	...	12

Group.	INCREASE PER CENT.		Rent-rate per acre.	Rise of rent since Settlement	Unit Incidence.	Standard rate.	PRESSURE OF POPULATION ON SQUARE MILE.	
	Occupied area.	Cultivated area.					Total.	Cultivated.
			Rs. a. p.					
Tarsa-Khat	2	9	0 12 9	25	.69	.85	194	253
Kodamendhi	1	9	0 12 11	32	.78	.90	182	247
Chachar	4	7	1 1 8	20	.94	1.15	190	232
Dahigaon	36	44	0 11 11	28	1.06	1.05	100	240
Bamtek	14	14	0 13 8	27	.88	1.05	257	450
Dongartal	100	97	0 9 7	23	.93	.80	140	372
Parseoni	9	14	1 1 8	10	.99	1.30	217	288
Patansaongi (Under report).	3	5	1 6 4	4	1.26	1.45	430	533

NAGPUR: }
Dated the 13th November 1893. }

R. H. CRADDOCK,
Settlement Officer.

RENT-RATE REPORT FOR THE PATANSAONGI GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

No. C-3790-147, dated the 22nd November 1893.

Submitted to the Revenue Secretary to the Chief Commissioner.

This is one of the most prosperous portions of the Nagpur district. Its area was closely cultivated at last Settlement, and there has been no increase in cultivation to speak of. Rent-rates have also advanced but little, and the recorded assets are larger by only 9 per cent than they were at last Settlement. Rents run high compared to those paid in the wheat country further south. But there is nothing to show that they are too high. *Sir* lands let at rates very much higher than those paid on ryoti land. The Settlement Officer gives no details of the rents paid on sub-tenants: they would probably have thrown a good deal of light on the present market value of land. It is beyond question that land in this locality is very highly prized. Much of it can only grow kharif crops, but it yields excellent kharif harvests, and a fine crop of cotton or juari is, of course, very remunerative. The Settlement Officer maintains that in kharif villages we should not be justified in enhancing rents on price grounds to the limit justifiable in dealing with wheat villages. This is true, but the theoretically justifiable limit in wheat villages would be not short of 100 per cent, and the very much lower percentage he adopts as a guide may with safety, be applied to kharif villages also. Its moderation will be less conspicuous in kharif than in rabi villages, and for this reason it would be fair to treat the former rather more leniently than the latter. But I think that the Settlement Officer is disposed to go rather too far in this direction.

2. The general result of his proposals will be to enhance rents by 17 per cent, and considering that prices have doubled, and that the condition of the people is generally very prosperous, this measure of enhancement seems rather too moderate. I accept his standard of 1.45, but think that in arbitrarily adopting a maximum of 1.65, he has imposed too narrow a limit on his discretion. It has been generally the practice to allow a variation from the standard of 33 per cent, and this would justify a maximum of 1.90. I have suggested raising the village rates proposed in some cases.

J. B. FULLER,

Commissioner of Settlements and Agriculture.

STATEMENT A.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.

Serial and Settlement Numbers, and Name of Village and Mahal.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at Present.			Increase in assets since last Settlement.		Increase per cent in cultivation.
	Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.			Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12
1 —Bina 273	Rs. a. p. 1,727 6 6	Rs. a. p. 66 10 10	Rs. a. p. 1,794 1 4	Rs. 1,100		Bs. a. p. 1,818 5 6	Rs. a. p. 38 10 9	Rs. a. p. 1,887 0 3	Rs. a. p. 92 14 11	5	—4
2 —Bhanegaon 272	1,276 12 0	54 7 5	1,331 3 5	1,010	77	1,142 4 0	127 15 11	1,270 3 11	—60 15 6	—5	4
3 —Chicholi, Mahal 271	277 12 0	33 13 11	311 9 11	288	92	170 0 0	34 2 10	204 2 10	101 1 10	32	29
Do., do., II.						197 8 0	11 0 11	208 8 11			
4 —Silewara 270	725 12 0	17 0 6	742 12 6	600	81	668 8 0	182 1 8	850 9 8	107 13 2	14	9
5 —Chandkapur 267	741 8 0	75 0 8	819 8 8	650	79	800 0 0	91 7 5	891 7 5	1 14 9	9	16
6 —Potah 269	550 2 0	279 0 3	829 2 3	750	90	550 14 0	429 4 4	980 2 4	151 0 1	18	6
7 —Rohna 268	997 3 3	133 7 7	1,130 10 10	760	67	935 3 3	263 9 2	1,198 12 5	68 1 7	6	—1
8 —Ranala, Mahal I. 265	758 12 0	217 9 2	976 5 2	805	82	83 8 0	75 5 11	158 13 11	252 8 10	25	2
Do., do., II.						506 8 0	113 8 9	620 0 9			
Do., do., III.						261 8 0	183 2 4	440 10 4			
9 —Dahigaon 266	782 4 0	216 4 1	998 8 1	700	70	811 11 0	110 3 0	921 14 0	—78 10 1	—8	—15
10 —Pipla, Mahal I. 262	1,284 8 0	155 9 0	1,440 1 6	1,064	74	751 4 0	58 0 11	809 4 11	128 7 5	9	—9
Do., do., II.						683 4 0	76 0 0	759 4 0			
11 —Walni 264	1,620 12 0	222 8 0	1,843 4 6	1,300	71	1,682 6 0	234 8 10	1,916 14 10	73 10 4	4	—4
12 —Isapur, Mahal I. 263	1,414 12 0	38 0 9	1,452 12 9	1,160	80	443 0 0	...	443 0 0	183 5 5	9	1
Do., do., II.						452 0 0	...	452 0 0			
Do., do., III.						124 0 0	...	124 0 0			
Do., do., IV.						549 8 0	17 10 2	567 2 2			
13 —Kauras, Mahal I. 260	886 0 0	19 9 8	905 9 8	755	83	128 14 0	15 8 8	144 6 8	58 13 11	7	9
Do., do., II.						72 0 0	3 9 8	75 9 8			
Do., do., III.						495 8 0	...	495 8 0			
Do., do., IV.						223 8 0	25 7 3	248 15 3			

STATEMENT A.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Numbers, and Name of Village.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at Present.			Increase in assets since last Settlement.		Increase per cent in cultivation.
	Cash.	Estimated value of sir, khudkasht and musafi land.	Total.			Cash.	Estimated value of sir, khudkasht and musafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
14 —Bir Kauras ... 261	...	...	...	...	...	105 0 0	179 13 8	284 13 8	284 13 8	...	...
15 —Patansaongi ... 267	3,891 4 0	335 11 3	4,226 15 3	3,572	85	3,397 5 9	738 2 10	4,135 8 7	-91 6 8	-2	5
16 —Ailtur, Mahal I. } 269 Do., do., II. } Do., do., III. } Do., do., IV. }	662 8 0	171 2 7	833 10 7	665	80	53 8 0 118 0 0 138 0 0 534 8 0	21 5 11 27 6 4 45 4 1 139 7 7	74 13 11 145 6 4 183 0 1 673 15 7	243 9 4	29	16
17 —Gosaiwari, Mahal I. } 268 Do., do., II. }	839 2 0	118 10 9	957 12 9	700	73	517 0 0 591 8 0	104 9 3 70 5 7	621 9 3 661 13 7	325 10 1	34	28
18 —Bir Chizghat ... 262	...	...	...	32	...	181 0 0	11 0 3	192 0 3	192 0 3	...	...
19 —Chizghat ... 251	117 14 0	3 0 9	120 14 9	75	62	165 0 0	4 0 5	169 0 5	48 1 8	40	14
20 —Waki ... 254	1,133 0 0	72 15 8	1,205 15 8	950	79	1,162 8 0	69 1 11	1,231 9 11	25 10 3	2	11
21 —Kodadongri ... 268	1,127 12 0	70 0 7	1,197 12 7	900	75	1,075 8 0	179 6 3	1,254 14 3	57 1 8	5	...
22 —Bhendala ... 255	2,256 8 0	309 9 10	2,566 1 10	2,100	82	2,287 6 0	312 11 11	2,600 1 11	34 0 1	1	2
23 —Dahiwari ... 250	166 0 0	11 5 8	177 5 8	180	102	241 12 0	31 6 1	273 2 1	95 12 5	54	4
24 —Dohanghat, Mahal I. } 68 Do., do., II. }	664 8 0	38 15 4	703 2 4	575	82	467 2 4 194 4 0	95 10 10 25 5 9	562 13 2 219 9 9	79 4 7	10	2
25 —Wakori ... 254	2,739 0 0	45 5 3	2,784 5 3	2,140	77	2,537 9 0	155 11 7	2,693 4 7	-91 0 8	-3	5
26 —Takli ... 256	1,919 0 0	74 14 11	1,993 14 11	1,668	84	1,975 4 0	161 11 11	2,136 15 11	148 1 0	7	-2

STATEMENT A.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Numbers, and Name of Village and Mahal.	Assets at last Settlement.			Re-venue.	Per-centage on assets.	Assets at Present			Increase in assets since last Settlement.		In-crease per cent in cultivation.
	Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.			Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.	Actual.	Per-centage.	
1	2	3	4	5	6	7	8	9	10	11	12
	Rs. s. p.	Rs. a. p.	Rs. s. p.	Rs. a.		Rs. s. p.	Rs. a. p.	Rs. s. p.	Rs. s. p.		
27 —Manegaon, 66 Mahal I..	1,277 0 0	230 5 2	1,507 5 2	1,084-0	72	574 4 0	289 5 2	863 9 2	187 2 0	11	6
Do., do., II..						295 4 0	70 11 6	365 15 6			
Do., do., III..						292 8 0	152 6 6	444 14 6			
28 —Malegaon, 65 Mahal I..	927 8 0	88 6 2	1,015 14	28,068-8	79	868 12 0	226 11 7	1,095 7 7	79	5	7
Do., do., II..	615 0 0	421 11 2	1,036 11 2	806-8	78	580 0 0	629 2 0	1,209 2 0	172 6 10	1	1
29 —Burajwara 64	1,430 0 0	166 13 4	1,596 13 4	1,185-0	74	1,252 4 0	652 10 7	1,904 14 7	308 1 3	19	3
30 —Kodegohan 43	3,226 9 6	156 5 2	3,382 14 8	2,700-0	80	2,929 1 0	623 3 9	3,552 5 3	169 6 7	5	1
31 —Thigai 63	1,497 0 0	181 14 5	1,678 14 5	1,200-0	71	1,361 0 0	346 3 5	1,707 3 5	28 5 0	2	7
32 —Gumgaon, 62 Mahal I..	693 12 0	118 14 11	812 0 11	610-0	75	297 8 0	165 15 7	463 7 7	9 10 11	1	19
Do., do., II..						217 8 0	112 10 8	330 2 8			
Do., do., III..						52 8 0	35 9 7	88 1 7			
33 —Rajna 61	58 8 0	16 13 11	75 5 11	56-0	75	118 0 0	32 1 5	150 1 5	14 11 6	99	84
34 —Haladgaon 60	141 0 0	6 9 0	147 9 0	90-0	61	197 0 0	8 1 0	205 1 0	57 8 0	39	-40
35 —Khapa, Mahal I..	1,454 7 0	198 15 7	1,653 7 7	1,135-0	69	893 8 0	42 0 0	935 8 0	271 3 6	16	7
Do., do., II..						557 8 0	118 14 5	676 6 5			
Do., do., III..						276 0 0	37 12 8	312 12 8			
36 —Karazghat, 41 Mahal I..	586 0 0	113 5 6	699 5 6	560-0	80	190 0 0	149 13 4	339 13 4	105 15 9	15	6
Do., do., II..						322 0 0	144 7 11	466 7 11			
37 —Kheri 42	664 8 0	75 15 1	740 7 1	600-0	81	579 0 0	190 4 0	769 4 0	28 12 11	4	4
GRAND TOTAL	41,134 0 8	4,556 6 10	45,690 7 1	35,388	77	41,115 14 4	8,495 13 9	49,611 12 1	3,921 5 0	8	5

STATEMENT B.—Showing the scale of factors adopted for the Patansaongi Group (No. 11) of the Ramtek Tahsil, Nagpur District.

Soil class.	WHEAT LAND.										RICE LAND.						GARDEN LAND.				MINOR CROP.						
	Ordinary.	Lawn.	Khari.	Bandha.	Bandhan.	Pathar.	Wabari.	Irrigable.	Khari irrigable.	Rán.		Irrigable.	Khari.	Ordinary.	Khari.	Tikra.	Jhilan.		Ordinary.	Khari.	Irrigable.	Barani.	Ordinary.	Khari.			
										- 20 p. c.	- 40 p. c.						Saman.	Ordinary.							Khari.	Ordinary.	Khari.
Kali, I	...	36	40	64	36	40	29	18	36	64	22	72	76	36	64	32	64	...	
Morad I	...	32	38	56	32	38	26	16	32	56	20	50	42	45	56	20	25	64	68	32	56	28	56	...			
Do., II	...	25	28	42	25	29	19	16	25	42	14	45	37	40	50	14	17	50	53	25	42	20	42	...			
Khadi Gohari	...	16	19	28	16	19	14	14	16	28	14	40	15	20	25	5	6	32	33	16	28	...	...	...
Do., Mutafarikat	32	33	8	16	10	25	...			
Bardi	25	10	12	15	3	4	24	30	8	10	5	10	...			
Retari	25	10	12	15	3	4	24	30	8	16	5	10	...			
Kachbar	...	36	...	...	...	...	...	...	...	29	22	...	...	...	...	...	...	...	...	...	...	32	...	...	

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
2 272	Bhanegaon ... Occupancy-cum-ordinary ... Malik-makbuza	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				This is a large village west of Bina and between the Kanhan on the north and the Koilar on the south; it lies to the north of Shraddhi of the Komdih group, and is crossed by the road from Kamptee to Chhindwara. The village site is a substantial one on the north, containing also a large labouring population: there is some fair flat land south and east of it but there is very little wheat land, and two-thirds of the soil is khardi. Juar is the grand crop, and covers 60 per cent: tur comes next, and covers 26 per cent, then 5 per cent is under cotton, and there are trifling areas of linseed, gram, til and bajra. The proprietor is the wealthy Gopal Rao Madho Punditji, who acquired it by purchase. There are 31 tenants, of whom 24 are local, 3 of Kamptee, 2 of Bina and 1 of Nagpur. They number 18 Kumbis, 8 Telis, 2 Brahmins, &c., and are classed as A 2, B 5, C 18 and D 6. Of 14 occupancy holdings at Settlement 13 continue: holdings are large, and there are no arrears, and Kamptee is very close by, so that some enhancement on price grounds is possible, but extreme caution is necessary, as rents in these villages, near Kamptee, were undoubtedly pushed up very high in former days. There are many composite holdings. There are only two ordinary tenants, the rest of the ordinary land being held without rent. The full price limit would of course justify about 200, but this would be too high, and I would not go above 160 both for ryoti and sir land. Some of the best land has gone into sir, and great caution is needed in these kharif villages.
		559 31	426 0 0	0 11 7	536 37	427 0 0	0 12 9	10	1 15		
		351 35	397 12 0	1 2 1	875 39	652 4 0	0 12 1	—33	1 34		
		671 03	427 0 0	0 10 2	614 42	27 0 0	0 6 8	—34	83		
		1,611 03	1,250 12 0	0 12 5	1,476 18	1,116 4 0	0 12 1	—3	1 35		
		1,022 38	824 12 0	0 12 11	939 81	689 4 0	0 11 9	—9	1 31		
		9 38	26 0 0	2 12 4	9 63	26 0 0	2 10 11	—3	1 40	Ryoti } 1 60 & Sir }	

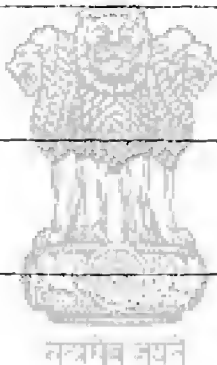
Potah; the latter number 47, of whom 35 are Kumbis, Brahmins, Telis, Mahars, &c.—classified as B 4, C 42 and D 1; a very fair lot. These are Rs. 64 in arrears due by two tenants. We have in this village the phenomenon of ordinary rents much lower than those of absolute occupancy and occupancy. Examination of their holdings shows that quality of land goes in a descending scale, and that ordinary lands consist of nearly all poor lands, and having to yield a certain minimum to the cultivators, cannot pay the same proportion of their produce as the more fertile holdings. I would, in this village base my proposals on the occupancy-cum-ordinary figures, as absolute occupancy are quite in a class by themselves, and are at any rate paying enough. The rate justified on price grounds by the occupancy-cum-ordinary figures is 1.25. This at first sight seems unequited for ordinary rents, but a scrutiny of ordinary holdings shows us that—

- (a) That over a third of the ordinary land is held by tenants of superior classes, and such can be adjusted.
- (b) That there are a few large holdings of fairly good land, which are paying rather low, and these can be enhanced in moderation.
- (c) That a few holdings rather small, consisting of only the poorest land, are paying low, because they cannot pay full rents, and support the cultivators. These I would barely enhance at all.

It is obvious that occupancy tenants cannot be dealt with by a lower rate than 1.25, and that this will suit ordinary tenants under the limitation notice d for (c) above. I would value the sir at 1.50, the absolute occupancy incidence. It covers over 9 per cent.

This is a good kharif village on the Kanhan north of the last village. Its lands are flat, and grow excellent kharif crops, chiefly morand II, with some morand I and khardi; some land near the village site pays very high rents, and some land near the river damaged by sand deposit will require relief. Juari and tur are the chief crops, covering five-sixths of the cropped area, but there is some cotton, covering 9 per cent, and a little til. The proprietors are a number of Kumbis. Tenants number 16 only, of whom 14 are local—Kumbis 12, Gond 2, &c.—classified as A 1, B 1, C 10 and D 4; not a very good lot. Rs. 80 are due by 5 tenants, the principal amount by a D class man, whose rent is rather low. Rents are very uneven, and in some cases very excessive. The occupancy figures justify the adoption of 1.45, the standard rate, which is very suitable, and will admit of all necessary adjustment. The sir amounts to 42 per cent, which I would not value higher, as the sharers are numerous.

Potah	Absolute occupancy	Occupancy	Ordinary	All-round	Occupancy-cum-ordinary	Malik-makhuza
	90-95	240-40	72-00	403-35	312-40	...
	181 4 0	322 12 0	46 2 0	550 2 0	368 14 0	...
	1 15 11	1 5 6	0 10 3	1 5 10	1 2 11	...
	41-28	262-53	94	304-75	263-47	40-71
	92 4 0	381 14 0	10 0 0	484 2 0	391 14 0	66 12 0
	2 3 9	1 7 3	10 10 3	1 9 5	1 7 10	1 10 3
	12	8	1,561	16	26	...
	2-21	1-20	4-10	1-34	1-22	1-37
	Ryoti } 1-45 & Sir }					



STATEMENT C.—Patansaongi Group of the Rautek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
10 262	Pipla [Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	Area.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				This is a most substantial village west of Dahigaon, on the Kollar river and Chhindwara road. South and west the lands along the Kollar are cut up and uneven, but the central and northern lands are extremely flat and fertile. Not much wheat is grown now, but a good deal of land (about a fourth) has admittedly grown it at various times, and this land produces excellent tur and jauri, with some gram and a little til and cotton. Two-thirds of the soil is morand II, and there is a little morand I. The village site has a most substantial appearance. The proprietors are Brahmins and Mahomedans. The tenants number 47 in all, and include men from large and good villages in the country round, while 35 are local. The chief castes are Tels 16, Kunbis 14, Brahmins 5, Mahars 4, &c. They are classed as A 5, B 8, C 33 and D 1; a good strong lot. Arrars are quite trifling. The occupancy-cum-ordinary figures justify a rate of 170, so I would adopt the maximum rate of 165, which will suit all classes, and below for absolute occupancy tenants. The same rate for sir, which is of small extent.
		308.50	533 0 0	1 11 8	291.21	471 0 0	1 10 10	-8	1.31		
		175.00	195 8 0	1 1 10	384.50	577 0 0	1 8 0	35	1.41		
		343.25	452 8 0	1 5 0	146.27	275 0 0	1 14 1	43	1.56		
		828.75	1,181 0 0	1 6 10	811.98	1,323 0 0	1 10 1	14	1.40		
		520.25	648 0 0	1 3 11	530.77	852 0 0	1 9 8	29	1.46		
		86.44	103 8 0	1 3 2	94.52	111 8 0	1 2 10	-2	1.63	By order of Sir (Sanctd. 170)	
Do., Mahal I ...	[Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza	172.22	275 12 0	1 9 7	...	1.35	This belongs to the Mahomedans, and rents are fairly high, so that the maximum rate of 165 will not add much to them.	
		...	...	...	200.55	313 8 0	1 9 0	...	1.53
		...	...	...	34.28	75 8 0	2 3 3	...	1.87
		...	...	...	407.05	664 12 0	1 10 2	...	1.48
		...	...	...	234.83	389 0 0	1 10 6	...	1.59
		...	...	...	73.87	86 8 0	1 2 9	...	1.75

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
12	Isapur, Mahal I ... (Contd.)	1.01		are given due consideration, there seems no reason why enhancement on price grounds should not be effected. The rates which the occupancy-cum-ordinary would justify, is 1.30, and I would adopt 1.45, the standard rate, which will give adequate enhancement of the lower rents, while making no appreciable difference for adjusting high payments. There is no sir.
	Absolute occupancy ...	...	...	...	56.25	70 0 0	1 3 11	...	1.06	
	Occupancy ...	...	...	...	314.47	372 0 0	1 2 11	...	1.16	
	Ordinary ...	...	...	...	10.26	1 0 0	0 1 7	...	1.04	
	Occupancy-cum-ordinary	380.98	443 0 0	1 2 7	...	1.05		Rents are on rather a lower scale here, and the standard rate of 1.45 will give very suitable enhancement.
	Total ...	...	...	...	324.73	373 0 0	1 2 5	...	1.30	1.45
	Absolute occupancy ...	...	...	...	23.88	35 0 0	1 7 6	...	1.21	
	Occupancy ...	...	...	...	275.70	359 0 0	1 4 10	...	...
	Ordinary	3.45		There will not be much enhancement here, but a good deal of levelling up will be feasible, and there is no ground for departing from the village rate.
	All-round ...	...	...	...	308.03	394 0 0	1 4 10	...	1.22	
	Occupancy-cum-ordinary ...	...	...	...	279.15	359 0 0	1 4 7	...	1.21	
	Malik-unakbuza ...	...	...	...	17.95	58 0 0	3 3 8	...	2.35	1.45
	Absolute occupancy	27.81	52 0 0	1 13 11	...	1.08		This is a very small mahal. I would not depart from the village rate.
	Occupancy ...	...	...	...	62.62	70 0 0	1 1 11	...	1.42	
	Ordinary ...	...	...	...	6.36	2 0 0	0 5 0	...	.50	
	All-round ...	...	...	...	96.79	124 0 0	1 4 6	...	1.22	
	Occupancy-cum-ordinary	68.98	72 0 0	1 0 8	...	1.35	1.45	

Some high rents will require adjustment here, and occupancy rents can be raised by about 35 per cent. The same rate of 1.45 will prove suitable.

This is a good-sized 'rich' village east of Patansaongi, on the Nagpur-Chhindwara road. The northern portion on the Aitkur border is fair wheat land, and linsced, gram and wheat are grown on this portion, where there is fair soil under I and morand II. The southern lands are all non-wheat land morand II and khardi, and this is all devoted to jauri and tur. The proprietors are some of the Patansaongi Kumbhis. There are 51 tenants, of whom 35 are of Patansaongi, and the rest of neighbouring villages; they include 31 Kumbhis, 6 Telis, 3 Bhalmnis and 3 Kalars, and are classed as A 4, B 11, C 30 and D 6; a strong lot on the whole. There are no rents in arrears, and rents have not been enhanced, but the demand is not so great, as there is no village site, and the Patansaongi tenants having land in Patansaongi, which is specially prized, do not set so much store on their lands here, which are, moreover, of less quality than those of some of the surrounding villages. Full price enhancement may be imposed as it will still leave the pitch of rents below the standard of the group, and the rate which will suit all classes is 1.10; margins being given to individuals where needed.

This mahal contains nearly all the non-wheat land. A single very high rent has raised the occupancy incidence, and the village rate of 1.10 will prove very suitable. The sir area is trifling.

Rents are higher here, but holdings are very small, and only leveling up can be effected.

Do., do., IV ...	Absolute occupancy ...	...	...	...	...	90.05	152 8 0	1 11 1	...	1.57
Do., do., IV ...	Occupancy-cum-ordinary ...	...	...	...	...	308.83	320 0 0	1 1 1	...	1.07
Do., do., IV ...	Ordinary ...	...	...	...	...	21.74	68 0 0	3 2 1	...	3.41
Do., do., IV ...	Occupancy-cum-ordinary ...	...	...	...	...	420.12	519 8 0	1 4 11	...	1.30
Do., do., IV ...	Total ...	...	...	...	...	330.07	397 0 0	1 3 3	...	1.21
Do., do., IV ...	Absolute occupancy ...	297.31	273 0 0	0 14 8	...	294.83	270 0 0	0 14 8	...	.72
Do., do., IV ...	Occupancy ...	239.94	191 8 0	0 13 0	...	675.55	570 0 0	0 13 6	4	.86
Do., do., IV ...	Ordinary ...	552.87	418 8 0	0 12 1	...	771.4	75 14 0	0 15 9	30	.85
Do., do., IV ...	All-round ...	1,090.12	896 0 0	0 13 0	...	1,047.52	915 14 0	0 14 0	8	.81
Do., do., IV ...	Occupancy-cum-ordinary ...	792.81	613 0 0	0 12 4	...	752.69	615 14 0	0 13 9	11	.86
Do., do., IV ...	Malik-makbriza ...	...	...	...	...	670	4 0 0	0 9 6	...	.40
Do., Mahal I ...	Absolute occupancy ...	...	...	...	...	52.92	29 0 0	0 8 9	...	.73
Do., Mahal I ...	Occupancy ...	...	...	...	...	81.43	95 0 0	1 2 8	...	1.07
Do., Mahal I ...	Ordinary ...	...	...	...	...	561	4 14 0	0 13 11	...	.96
Do., Mahal I ...	All-round ...	...	...	...	...	139.96	128 14 0	0 14 9	...	.96
Do., Mahal I ...	Occupancy-cum-ordinary ...	...	...	...	...	87.04	99 14 0	1 2 4	...	1.06
Do., do., II ...	Absolute occupancy ...	...	...	...	...	21.16	30 0 0	1 6 8	...	1.13
Do., do., II ...	Occupancy ...	...	...	...	...	43.02	42 0 0	0 15 7	...	1.67
Do., do., II ...	Ordinary ...	...	...	...	...	18.21	...	...	...	...
Do., do., II ...	All-round ...	...	...	...	...	82.39	72 0 0	0 14 0	...	1.11
Do., do., II ...	Occupancy-cum-ordinary ...	...	...	...	...	61.23	42 0 0	0 11 0	...	1.10

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
13	Kauras, Mahal III (Contd.)	138.99	156 0 0	1 1 11	...	71	1 10	This is a large mahal and its incidences resemble those of the whole village, so that the village rate of 1.10 will prove very suitable.
260		...	...	...	405.89	304 8 0	0 12 0	...	86
		...	...	...	23.91	35 0 0	1 7 5	...	101
		...	...	...	568.79	495 8 0	0 13 11	...	81
	Do., do., IV	429.86	339 8 0	0 12 8	...	87	1 10	Here rents are low, and 1.10 will be rather too high, but I would not alter the village rate, and would deal with individuals by margins.
		...	...	...	81.76	55 0 0	0 10 9	...	61
		...	...	...	145.21	128 8 0	0 14 2	...	66
		...	...	...	29.41	36 0 0	1 3 7	...	99
	Bir Kauras	256.38	219 8 0	0 13 8	...	69	1 10	This was a former 'grass reserve' between Kauras and the Kolar river, with some fields on the Nagpur side of the Kolar. The village has been let out to cultivators now, who have all got occupancy rights. About a fourth is still under grass, which is raised and cut as a crop. There is no wheat land worth mentioning, but the land is good of its kind, around I and II mutafarikat and some khairi. Juari, tur, linseed and gram are the chief crops besides grass. Rents are moderate, and lands valuable, as shown by the sums realized from sub-tenants. The proprietors are as in Kauras, but there is no perfect partition. Tenants, who number six only, are well-to-do men, 4 of Patansaongi and one each of Nagpur and Pipla. They include 3 Kurbia, a Tel, a Pardeshi and a Mahomedan, and are classed as A 3, B 3
		...	...	...	174.62	164 8 0	0 15 1	...	71
		...	...	...	676	4 0 0	0 9 6	...	40
			
14	Occupancy-cum-ordinary	79.30	105 0 0	1 5 2	...	110	1 45	
261		...	...	...	134	...	...	...	...
		...	...	...	80.61	105 0 0	1 4 10	...	110
		...	...	...	80.61	105 0 0	1 4 10	...	110

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
16 259	Aitbur, Mahal I ... (Contd.) Occupancy-cum-ordinary All-round	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	...	1.09	Ryoti } 1.45 & Sir }	This is a very small estate of 71 acres, and is owned by three Kunbi proprietors. I would keep the rate of 1.45 for both ryoti and sir.
		...	...	...	39.67	43 8 0	1 1 2	...	1.01		
		...	...	...	4.74	6 0 0	1 4 3	...	...
		...	...	...	5.30	5 0 0	0 15 1	...	...
		...	...	...	49.71	53 8 0	1 1 3	...	1.18		
		...	...	...	10.01	11 0 0	1 1 6	...	1.85		
		...	...	...	43.61	40 0 0	0 14 8	...	.97		
	Do, do, II... Occupancy Ordinary	...	...	...	84.27	78 0 0	0 14 10	...	1.08		
			
		...	...	...	127.91	118 0 0	0 14 9	...	1.04		
		...	...	...	84.27	78 0 0	0 14 10	...	1.08	1.45	
		...	...	...	47.18	63 0 0	1 5 4	...	1.25		The same remarks apply as against mahal II, and the same rate of 1.45 will do admirably.
	Do, do, III... Occupancy Ordinary	...	...	...	82.18	75 0 0	0 14 7	...	1.06		
			
		...	...	...	129.36	138 0 0	1 1 1	...	1.14		
		...	...	...	82.18	75 0 0	0 14 7	...	1.06	1.45	
		...	...	...	53.90	56 8 0	1 0 9	...	1.48		This is the large mahal owned by the money-lender. The ordinary land consists of poor land held in small holdings, and paying small individual sums; this can be considered separately, and is of small extent. For the protected classes the village rate will be moderate. I propose 1.45.
	Do, do, IV... Occupancy Ordinary	...	...	...	314.53	448 0 0	1 6 9	...	1.19		
		...	...	...	52.03	22 0 0	0 6 9	...	.89		
		...	...	...	420.51	526 8 0	1 4 0	...	1.20		
		...	...	...	366.61	470 0 0	1 4 6	...	1.17		
	Occupancy-cum-ordinary Malik makbuza	...	...	...	11.04	8 0 0	0 11 7	...	.80	1.45	

Gosaiwari	{ Absolute occupancy Occupancy Ordinary	117-60	115 0 0	0 15 8	111-64	115 0 0	1 0 6	5	1-86
		112-18	105 0 0	0 11 10	884-23	700 0 0	0 12 9	8	1-35
		920-63	565 2 0	0 9 10	227-89	224 8 0	0 15 9	60	2-02
		1,180-41	785 2 0	0 10 8	1,223-81	1,039 8 0	0 13 7	27	1-50
		1,062-81	670 2 0	0 10 1	1,112-17	924 8 0	0 13 4	32	1-47
		71-05	54 0 0	0 12 1	102-52	69 0 0	0 10 9	-11	1-34
	Occupancy-cum-ordinary								
	Matik-makbuza								

This is one of the poorer villages of this group. north of Aitpur on the Kulluan, which forms its northern and eastern boundary. Its lands are terribly uneven, and five-sixths is khardi; here and there in the low-lying portions is some morraud II. There is not an acre of wheat land. Juari and tur cover 80 per cent, kusamb and bajra are next, and there are small areas of gram, linseed and cotton. The village site is rather poorish. The proprietors are Kunbis. There are 63 tenants, of whom 38 are local, and 22 of Waki. They comprise 45 Kunbis, 7 Brahmans and 9 Mahars, and are classed as A 1, B 1, C 57 and D 4; only an average lot, and the poor quality of the lands is reflected in the absence of B class tenants. Cultivation has extended with- in holdings. There are no arrears, except Rs. 24, and the occupancy area has increased by a good deal. The occupancy-cum-ordinary figures point to 1-60 on price grounds, but all round rents would justify a much higher rate, but the village is not one in which I would care to enhance much, and 1-60 will be quite high enough. I would value sir at 1-75. It covers nearly 200 acres.

This is one of the poorer villages of this group. north of Aitaur on the Kanban, which forms its northern and eastern boundary. Its lands are terribly uneven, and five-sixths is khardi; here and there in the lowlying portions is some morand II. There is not an acre of wheat land. Juari and tur cover 80 per cent, kusamb and hajra are next, and there are small areas of gram, linseed and cotton. The village site is rather poorish. The proprietors are Kunbis. There are 63 tenants, of whom 38 are local, and 22 of Waki. They comprise 45 Kunbis, 7 Brahmins and 9 Mahars, and are classed as A 1, B 1, C 57 and D 4; only an average lot, and the poor quality of the lands is reflected in the absence of B class tenants. Cultivation has extended with in holdings. There are no arrears, except Rs. 24, and the occupancy area has increased by a good deal. The occupancy-cum-ordinary figures point to 1-60 on price grounds, but all round rents would justify a much higher rate, but the village is not one in which I would care to enhance much, and 1-60 will be quite high enough. I would value sir at 1-75. It covers nearly 200 acres.

The mahal presents no distinctive features, and the considerations which affect the whole village apply to it. I would adopt 1-60, and 1-75 for sir, relieving the absolute occupancy tenants.

The same remarks apply, and I propose as above 1-60, and 1-75 for sir.

This village consists of a strip of land along the Kanban to the north of Gosaiwari. It belongs to the Rhonsla estate, and has been leased to a Nagpur Brahmin to bring under cultivation. Some attempt to settle huts was made, but the flood of 1875 washed them away and did a great deal of damage to the fields. Only 86 acres are cultivated out of 186 occupied, and the soil is poor khardi of inferior quality. Juari and tur are practically the only crops. The nine tenants

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1.	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Ra. a. p.	Ra. a. p.	Acres.	Ra. a. p.	Ra. a. p.				
19 — 251	Chizghat	{ Absolute occupancy ... Occupancy	58-38	35 0 0	0 9 7	54-38	35 0 0	0 10 4	8	85	are—six of Waki and 3 of Gosaiwari, and comprise 8 Kunbis and a Mahal, classed as A 1, B 1, C 5 and D 2. Land has been taken here more for the grazing and thorns than for cultivation, by tenants who have no waste in their holdings in their own villages; hence the high incidence. I would adopt 1.45 the standard rate, merely as a guide. Five holdings are entirely waste, and if these and their rents be excluded, the incidence falls at 2.44, but it is really the waste and thorns that are paid for here.
			75-37	27 0 0	0 5 9	164-26	60 0 0	0 5 10	1	52	
			144-63	45 8 0	0 5 2	57-12	59 0 0	1 0 6	219	2-12	
		{ Ordinary All-round	278-38	108 8 0	0 6 3	275-76	154 0 0	0 8 11	43	89	
			220-00	73 8 0	0 5 3	221-38	119 0 0	0 8 7	63	90	
			56-94	9 0 0	0 2 7	55-67	11 0 0	0 3 2	23	45	
		{ Absolute occupancy ... Occupancy-cum-ordinary Malik-makbuza									
			223-06	479 0 0	2 2 4	227-77	479 0 0	2 1 8	—2	1-67	
			139-50	115 0 0	0 13 2	243-72	238 0 0	0 15 7	18	1-33	
			115-44	48 8 0	0 6 9	...	...	...	...	...
20 — 254	Waki	{ Absolute occupancy ... Occupancy	478-00	642 8 0	1 5 6	471-49	717 0 0	1 8 4	13	1-54	This is a small and poor 'rich' village belonging to the Waki property. It is situated on the Kanhan, north of Waki. Neither cotton nor wheat grow here, and the jauri and tur which cover about 96 per cent of the cropped area, are not of very good quality. The soil is nearly all khadi, with a little morand II. The tenants number 16, of whom 14 are of Waki. They are classed as A 2, B 3, C 6 and D 5; not a very good lot, but all but five have land elsewhere. There are 12 Kunbis and 2 Brahmins. Only Rs. 7 are in arrears, due by a D class tenant. I would on the all-round figures adopt .90 as a rate, and adjust between absolute occupancy and occupancy holdings. There is no sir.
			254-94	163 8 0	0 10 3	243-72	238 0 0	0 15 7	52	1-33	
			194-31	490 8 0	2 8 6	201-66	445 8 0	2 3 4	—13	1-95	
		{ Ordinary All-round									

This is a good village west of Gosaiwari, and occupying the central area of the group. The southern and central portions are flat and rich, and comprise a considerable area of land which occasionally grows wheat, although much is not grown at a time. The northern and north-eastern portions partake of the nature of the damaged area of the Kanhan. The chief crops are jauri and tur, with cotton, bajra and wheat. It is a large village within a small manzah. Competition for land is keen, and tenants hold land in numerous surrounding villages, so that on the small holdings near the village rents are

Ryoti 1-65
(Sanctd. 1-70)
Sir 1-75
(Sanctd. 1-75)

very high, and practically only levelling up will be possible here. The village is substantial, but shows a good deal of site crowding. The proprietor is a well-to-do Kunbi of influence and position. There are in all 53 tenants, of whom 44 are local, 5 of Nagpur and 3 of Patansongi, &c. The chief castes are 37 Kunbis and 8 Brahmins, and they are classed as A 5, B 14, C 25 and D 9; a superior lot. All the land has become occupancy, and there are no rental arrears. I would propose the maximum rates of 1.65 for ryoti land, and 1.75 for sir, as borne out by the malik-makbuzas, and even this will not yield any revenue enhancement in this village. The tenants will be enhanced in the other villages where they hold lands. Here rents are full, and holdings are only about 10 acres in area on an average.

This is a large 'rith' village south of Waki, and between that village and Patansongi. It contains excellent and productive wheat lands; nearly all morand II soil. A rocky ridge runs in the centre of the village, and near this there is some khadi non-wheat land. Otherwise it is an excellent village. It forms part of the Waki property. There are 71 tenants in all, 57 of Waki, 10 of Patansongi and 3 of Nagpur, &c. They include 55 Kunbis and Brahmins, and are a strong lot—classified as A 9, B 16, C 41 and D 6. There are no arrears, and rents have risen but little. Price enhancements may be imposed. Wheat is the chief crop, and covers 30 per cent, tur 23 per cent, jauari 19 per cent, while til linseed and cotton cover substantial areas. Occupancy-cum-ordinary figures point to 1.40, while absolute occupancy would support 1.80. I would therefore adopt the standard rate of 1.45 both for ryoti and sir land.

This is a very fine village in the central area of the group, north of Patansongi. It covers a large area, and comprises some good wheat and also cotton-producing lands to the south of the village, where there is morand I land; the northern side has chiefly morand II, and there are poorer non-wheat lands on this side on the Dohanghat border to the north. Juar is the chief crop, and then tur, and they together occupy about 60 per cent of the cropped area; then comes cotton with 22.7 acres, or 13 per cent; wheat 14.4, or 8 per cent, with smaller areas of gram, linseed and til. The proprietor is a Lodhi, very wealthy, and his tenants are a remarkably substantial lot, and at logger-heads with him. They number 78 in all, of whom 68 are local, and 7 of Patansongi, &c.; they include 44 Kunbis, 14 Lodhis, 6 Nais, 5 Marhas, &c., and are classed as A 8, B 22, C 47 and D 1. Arrears were trifling. Rents have not risen at all, and there is scope for substantial enhancement, and I would

Kodadougri	{ Absolute occupancy ... Occupancy ... Ordinary ...	209.63	378 12 0	1 12 11	192.57	354 0 0	1 13 5	2	1.21
		269.52	362 8 0	1 5 6	436.02	650 8 0	1 7 10	11	1.00
		250.20	356 8 0	1 6 10	27.21	41 0 0	1 8 1	5	1.23
	All-round Occupancy-cum-ordinary Malik-makbuza	729.35	1,097 12 0	1 8 1	655.80	1,045 8 0	1 9 8	6	1.07
		519.72	719 0 0	1 6 2	463.23	691 8 0	1 7 11	8	1.01
		34.83	30 0 0	0 13 10	35.92	30 0 0	0 13 8	-1	.56
Ryoti } 1.45 & Sir }									
Bhendala	{ Absolute occupancy ... Occupancy ... Ordinary ...	669.19	1,149 6 0	1 11 6	682.61	1,144 6 0	1 10 10	-2	1.20
		434.25	616 0 0	1 6 8	756.55	1,042 8 0	1 6 1	-3	1.05
		403.81	491 2 0	1 3 6	109.64	93 8 0	0 13 8	-30	1.24
	All-round Occupancy-cum-ordinary Malik-makbuza	1,507.25	2,256 8 0	1 7 11	1,548.80	2,280 6 0	1 7 7	-1	1.12
		838.06	1,107 2 0	1 5 2	866.19	1,136 0 0	1 5 0	-1	1.06
		..	..	..	5.35	7 0 0	1 4 11	..	.92
Ryoti } 1.60 & Sir }									

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District -- (Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
23	Dahiware { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	134.31	34 0 0	0 4 0	132.29	62 0 0	0 6 3	56	.81		<p>propose 1.60, giving margins to the occupancy class. Occupancy rents would justify 1.50 only, but the absolute occupancy class is too large to be passed over, and I propose 1.60 both for ryoti and air lands.</p> <p>This is a small and poor 'rith' village north of Waki and west of Chichghat; it lies on the Kanhan, and is very similar to Chichghat. Nearly the whole of the soil is non-wheat-bearing khardi, with here and there a small patch of morand li, but there is practically no wheat land. Juar and tur are really the only crops; bajra being the only crop which covers any area besides. The village is part of the Waki property, and of 38 tenants 28 are of Waki, and 4 of Patansaongi. They comprise 27 Kunbis, 3 Brahmins, &c., and are classed as A 1, B 11, C 18 and D 2; a fairly strong lot; all but six have land elsewhere. There are no arrears, and rents are exceedingly light. They were quite nominal at last Settlement, and when the proprietor had very little left him as balance he was allowed to enhance his absolute occupancy tenants by Rs. 18. Rents were so low at last Settlement that much stress cannot be laid on the precise percentage of rise since last Settlement, and I would propose .90, which will be fair for occupancy tenants, whose rents have not risen much, and allow of levelling up in the case of other classes. The air is over 50 acres, and I would value it at 1.25, or midway between the ryoti and standard rate.</p>
250		116.50	38 4 0	0 5 2	357.42	127 4 0	0 5 8	10	.66		
		327.57	82 12 0	0 4 1	77.70	48 8 0	0 10 0	145	1.09		
		580.98	155 0 0	0 4 3	567.41	227 12 0	0 6 5	51	.75		
		446.07	121 0 0	0 4 4	435.12	175 12 0	0 6 6	50	.74		
		41.25	11 0 0	0 4 3	50.40	14 0 0	0 4 5	4	.63	Ryoti 1.15 Sir	

Dohanghat	{ Absolute occupancy ... Occupancy ... Ordinary	109-50	101 5 0	0 14 10	111-54	101 5 0	0 14 6	-2	1-10
		209-06	197 14 0	0 15 2	381-59	351 1 4	0 14 9	-3	1-11
		431-12	365 0 0	0 13 7	155-32	152 0 0	0 15 8	15	1-11
		749-68	664 3 0	0 14 2	648-45	604 6 4	0 14 11	5	1-11
		640-18	562 14 0	0 14 1	536-91	503 1 4	0 15 0	7	1-11
		...	...	...	54-42	57 0 0	1 0 9	...	1-11
		Malik-makbuza	...	...	...	...	...	...	...
Occupancy-cum-ordinary									
Ryoti } 1-45 & Sir }									

This is a small village on the borders of the Kanhan north of Bhendals and east of Dahiwardi. A way to the east on the Dahiwardi border the soil is chiefly khairii, and along the river the soil is also poor, but in the western and central portions is a substantial area of morand which is of both classes, and will produce cotton as well as juari. The local *abadi* is not of much account, and the bulk of the tenants come from the town of Wakori on the west. Juari and tur cover together over 80 per cent: cotton about 9 per cent: and bajra 7 per cent. The Waki malguzar owns a fourth of the village, and the rest has been purchased by a Brahmin of Wakori. There are 36 tenants—19 of Wakori, 5 of Waki, 8 local, &c. They include 21 Kunbia, 6 Mahars, 5 Mah-rattas 2 Brahmins, &c. They are classed as A 3, B 4, C 24 and D 4, and make a fairly good lot. Nearly all have land in other villages also. Only Rs. 22 are in arrears. The rents are moderate and may be enhanced on price grounds. The figures all justify 1-50, but as this can hardly be reached at one time, I would adopt the standard rate of 1-45 both for ryoti and sir lands.

Ryoti } 1-45
& Sir }

This is the small village on the borders of the Kanhan north of Bhendala and east of Dahiwar. A way to the east on the Dahiwar border the soil is chiefly khadi, and along the river the soil is also poor, but in the western and central portions is a substantial area of morand which is of both classes, and will produce cotton as well as jua. The local *abadi* is not of much account, and the bulk of the tenants come from the town of Wakori on the west. Jua and tur cover together over 80 per cent: cotton about 9 per cent: and bajra 7 per cent. The Waki malguzar owns a fourth of the village, and the rest has been purchased by a Brahmin of Wakori. There are 36 tenants—19 of Wakori, 5 of Waki, 8 local, &c. They include 21 Kumbis, 6 Mahars, 5 Mah-rattas 2 Brahmins, &c. They are classed as A 3, B 4, C 24 and D 4, and make a fairly good lot. Nearly all have land in other villages also. Only Rs. 22 are in arrears. The rents are moderate and may be enhanced on price grounds. The figures all justify 1-50, but as this can hardly be reached at one time, I would adopt the standard rate of 1-45 both for ryoti and sir lands.

This is the large mahal belonging to the Brahmin. The rate of 1-45 will prove suitable, and there are some composite holdings between which adjustments can be made.

1-31
1-06
1-22
1-13
1-10
1-37

1-45

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This is the mahal of the Waki malguzar. Margins will be left in individual cases, and the rate of 1-45 is quite suitable on the all-round figures.

1-75
1-27
-99
1-06
1-14
-79

1-45

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This is a very large village on the Kanhan on the road from Patansongi to Khapa. It was once a considerable town, but fell with the rise of Khapa. There are still, however, over 500 houses, and a population of 2,700. A bazar is held twice a week. There are several money-lenders here, one of whom is a Mahar. The only wheat land lies on the Bhendala and Gungoon borders, and is of very small extent. The bulk of the soil is morand II mntafarikat, but about 40 per cent is khadi. Rents are uneven, but in indivi-

Ryoti } 1-65
& Sir }

1-61
1-38
1-89
1-50
1-44

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so that by careful adjustments between holdings, the actual all-round enhancement will, if the full deducted rents be taken and malik-makbuza be included, amount to only about 27 per cent. I therefore propose 1.65 both for ryoti and sir lands.

This is a fine village, owned by Pardeahi Thahmins, and situated on the Chhindwara road west of Takli, and about three miles from Patanaongi. There is poor land south of the road and on the Kolar border, and north of the road is a fine flat area of morand I and II wheat land. Juari and juari-tur are the chief crops, and tur and cotton cover substantial areas, but most of the land is capable of bearing wheat, and 20 per cent of the cropped area is under wheat, and castor is an important crop. Altogether an excellent village. There are 34 tenants, of whom 28 are local, 4 of Takli, &c. They include 21 Kunbis, 5 Lodhis, 4 Brahmins, 2 Marathas, &c., and are classed as A 4, B 7, C 19, and D 4; a good lot. All the land has become occupancy, and the arrears of last year amounted to Rs. 33 only. I would certainly here take the full price enhancement, and propose 1.65. This will not be too high for the occupancy tenants, for there will be some adjustments in the case of composite holdings, while in individual cases margins will be left. Some of the sir is sub-let at over Rs. 8 an acre. I would value sir also at 1.65.

In this mahal, by adjustment between composite holdings, the rate of 1.65 will prove very suitable.

In this mahal, of course, occupancy tenants will require large margins. But lands are sub-let at treble the rents. I propose 1.65 as before.

Manegaon	{ Absolute occupancy... Occupancy Ordinary	198.56	493 4 0	2 7 9	189.73	491 4 0	2 9 5	4	1.57
		176.44	308 0 0	1 11 11	364.92	665 12 0	1 13 2	4	1.14
		304.81	475 12 0	1 9 0	6.34	...	...	...	...
		679.81	1,277 0 0	1 14 1	560.99	1,157 0 0	2 1 0	10	1.28
		481.25	783 12 0	1 10 1	371.26	665 12 0	1 12 8	10	1.13
Occupancy-cum-ordinary		...	...	...	4.38	5 0 0	1 2 3	...	.75
Malik-makbuza		...	...	...	...	...	...	...	1.65
Do., Mahal I ...	{ Absolute occupancy ... Occupancy Ordinary	135.32	306 8 0	2 4 3	125.18	304 8 0	2 6 11	7	1.48
		35.62	50 0 0	1 6 6	146.36	264 12 0	1 13 0	29	1.12
		165.56	275 8 0	1 10 7	6.10	...	...	...	...
		336.50	632 0 0	1 14 1	277.54	569 4 0	2 0 10	9	1.27
		201.18	325 8 0	1 9 11	152.36	264 12 0	1 11 10	7	1.09
Occupancy-cum-ordinary		...	...	...	4.38	5 0 0	1 2 3	...	.75
Malik-makbuza		...	...	...	...	...	...	...	1.65
Do., do., II ...	{ Absolute occupancy ... Occupancy Ordinary	35.25	74 4 0	2 1 8	35.48	74 4 0	2 1 6	...	1.22
		95.75	163 0 0	1 11 3	141.61	221 0 0	1 9 0	-8	.99
		65.44	85 12 0	1 5 0	...	...	...	...	...
		196.44	323 0 0	1 10 4	177.09	295 4 0	1 10 8	1	1.04
		161.19	248 12 0	1 8 8	141.61	221 0 0	1 9 0	2	.99
Occupancy-cum-ordinary		...	...	...	...	...	...	...	1.65

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
27 66	Manegaon, Mahal III ... (Contd.) Occupancy-cum-ordinary ...	Acrea.	Rs. a. p.	Rs. a. p.	Acrea.	Rs. a. p.	Rs. a. p.	—4 11 ... 25 32	2.48 1.44 ... 1.72 1.44	1.30 1.45 Ryoti Sir	Here crops are of poorer kind, and rents are higher, and will require some adjustment. I propose 1.65.
		28-00	112 8 0	4 0 3	29-07	112 8 0	3 13 11				
		45-06	95 0 0	2 1 9	77-05	180 0 0	2 5 4				
		73-81	114 8 0	1 8 10	21	...	...		
28 65	Malegaon ... Occupancy-cum-ordinary ... Malik-makbuza ...	145-57	322 0 0	2 3 1	106-36	292 8 0	2 12 0	—3 —9 1.40 9 19 —13	.94 .94 2.47 .97 1.01 1.15	1.30 1.45 Ryoti Sir	This is another splendid village west of the last village, and on the Chhindwara road. There is a small area of non-wheat land on the Koilar side, south of the road, but north of it is fine flat kali II, morand I, and morand II: over half the cultivated area falls in the kali II, and morand I soils. The lands seem a little too damp for kharif, and jauri here only covers 29 per cent, and there is but little cotton. However, 26 per cent is under wheat, and 16 per cent under linseed, and tur and til are worthy of mention. There is a most substantial looking village site. Half the village belongs to Brahmans and half to a swarm of Kunbis. There are 65 tenants, of whom 43 are local, and the rest from all parts. The chief castes are Kunbis 27, Malis 17, Mahars 8, Brahmans 4, Marwaris 2, &c. They are classed as A 7, B 11, C 40, and D 7, and are a very substantial lot, with no rental arrears at all. The full price enhancement may be imposed. Absolute occupancy rents would justify a rate of 1.40, while occupancy indicate 1.25. I would adopt 1.80, which will allow of as much enhancement as can be imposed at one time. There is a very large area of sir, of which 195 acres are sub-let for Rs. 1,130, or over Rs. 5 an acre. I would value it at 1.45 the standard rate.
		111-25	200 0 0	1 12 9	352-12	577 12 0	1 10 3				
		361-75	487 8 0	1 5 5	20-18	65 0 0	3 3 6				
		839-19	1,329 8 0	1 9 4	708-98	1,208 12 0	1 11 6				
		476-00	687 8 0	1 7 1	372-30	642 12 0	1 11 7	—13	1.01 1.15	1.30 1.45 Ryoti Sir	
		74-44	213 0 0	2 13 9	96-25	240 0 0	2 7 31				

This mahal belongs to the Brahmins, and as incidences are as in the whole village, the village rate of 1.30 will prove suitable, if occupancy tenants are given adequate margins. Some tenants hold mahik-makbuza land also, and hence adjustments can be made between both classes of holdings in this case. I propose as above 1.30, and 1.45 for sir.

In this mahal the village rate of 1.20 will be quite fair, and hardly needs any qualification in the way of margins except the invariable use of individual margins. I propose as above 1.30, and 1.45 for sir.

Another splendid village east of Malegaon, and in the same line along the Chhindwara road. It lies on the Katol border, about twelve miles from Saoner and six from Patasaongi. Nearly 60 per cent is kali II, and the rest of the land is equally divided among morand I, morand II and khardi. The latter lies on the uneven area south of the road and on the Kolar. There is 90 per cent wheat land, and wheat covers 33 per cent, juar 22 per cent, linseed and cotton each 10 per cent, with small areas of tur and lac. The proprietor is a resident Kunbi, who cultivates 32 per cent. There are 45 tenants, of whom 29 are local and 9 of Angewara (Kalmeshwar group) across the river, 4 of Nagpur. They include 36 Kunbis, 4 Brahmins, &c., and are classed as B 1, C 40 and D 4. They are thus a fair lot, but the C are substantial men in many cases with some debts which prevent them being entered in the B class. Rental arrears are Rs. 17 only. Rents are rather higher than in Malegaon, and cannot be enhanced so much. A great deal of land has gone into the proprietor's home-farm. Occupancy rents have risen by 12½ per cent, and justify on price grounds a rate of 1.60, and the all round figures bear out the same rate, which will give very moderate enhancement of absolute occupancy rents. As, however, tenants are not quite such a good lot here, I would take 1.55 for both ryoti and sir land.

Do., Mahal I ...	{ Absolute occupancy Occupancy Ordinary	251.00	515 0 0	1 13 4	250.01	439 0 0	1 12 1	—4	·95
		...	...	...	183.84	232 12 0	1 8 7	...	·91
		225.06	247 8 0	1 3 9	4.35	5 0 0	1 2 5	—7	1.75
		503.06	792 8 0	1 9 1	438.20	726 12 0	1 10 6	6	·94
		225.06	277 8 0	1 3 9	188.19	287 12 0	1 8 6	24	·95
Occupancy-cum-ordinary		47.81	135 0 0	2 13 2	66.51	142 0 0	2 8 2	—11	1.18
Malik-makbuza									Ryoti 1.30 Sir 1.45
Do., Mahal II ...	{ Absolute occupancy Occupancy Ordinary	82.19	127 0 0	1 8 9	80.67	127 0 0	1 9 2	2	·88
		111.25	200 0 0	1 12 9	168.28	295 0 0	1 12 1	—2	·94
		139.69	210 0 0	1 8 1	15.83	60 0 0	3 12 8	152	2.55
		333.13	537 0 0	1 9 10	264.78	492 0 0	1 13 2	13	1.00
		250.94	410 0 0	1 10 2	184.11	355 0 0	1 14 10	18	1.06
Occupancy-cum-ordinary		26.63	78 0 0	2 14 10	39.74	98 0 0	2 7 5	16	1.12
Malik-makbuza									Ryoti 1.30 Sir 1.45
Bura Jawa	{ Absolute occupancy Occupancy Ordinary	313.88	640 12 0	2 0 8	173.82	446 12 0	2 8 0	22	1.31
		118.25	256 8 0	2 2 8	297.21	711 8 0	2 6 4	11	1.21
		222.38	470 12 0	2 1 10	11.19	15 0 0	1 5 5	—37	·65
		654.51	1,308 0 0	2 1 5	487.22	1,173 4 0	2 6 7	15	1.23
		340.63	727 4 0	2 2 2	308.40	726 8 0	2 5 9	10	1.19
Occupancy-cum-ordinary		21.69	62 0 0	2 13 9	32.40	79 0 0	2 7 0	—15	1.38
Malik-makbuza									Ryoti 1.35 & Sir 1.35

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
30 — 43	(Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...)	Acres. 628-88 ... 753-75 1,382-63 753-75 371-62	Rs. a. p. 1,191 0 0 ... 1,373 8 0 2,564 8 0 1,373 8 0 662 1 6	Rs. a. p. 1 14 4 ... 1 13 2 1 13 8 1 13 2 1 12 6	Acres. 580-84 552-37 23-23 1,156-44 575-60 339-08	Rs. a. p. 1,129 0 0 1,078 0 0 45 0 0 2,250 0 0 1,121 0 0 679 1 6	Rs. a. p. 1 15 1 1 15 2 1 15 0 1 15 2 1 15 2 1 11 11	2 ... 6 5 7 -2	1-13 1-22 1-48 1-18 1-23 1-10	Ryoti } 1-35 & Sir } (Sanctd. 1-70)	Another very fine village north of Burnjwara, and about two miles south-west of Khapa. It is divided by a nala north of the village site, and the land to the north is all morand II, while to the south is superior morand I, with kali II on the Burnjwara border. Nearly all the land is wheat land, and wheat covers 530 acres, or 33 per cent. Juari, tur, linseed and juari-tur come next in importance, and then cotton 185 acres, til 106 acres and lac 70 acres. The village is most fertile, and its cropping varied and valuable. The proprietors are Agarwala Baniyas, fighting amongst themselves. There are 82 tenants, of whom 38 are local, 20 of Khapa and 22 come from Saoner, Serdi and Ajui of the Katol tahsil close by, they include 23 Kurbia, 12 Raghvia, 7 Mahondans, 4 Koshia, 2 Marwaris, &c., and are classed as A 11, B 21, C 39 and D 11; a very strong lot, with a good many deeply indebted. About Rs 50 are in arrears, of which Rs. 35 are due by a mahk-makbuza. Practically all tenants are protected, and there is no reason why rent enhancement should not be carried out on price grounds, subject to the maximum rate of 1-65, which I propose here. Attention will be paid to dealing gently with small holdings and poor tenants. The proprietors cultivate 16 per cent, or 309 acres of which they have sub-let 106 acres for Rs. 507, or nearly Rs. 5 an acre.
31 — 63	(Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...)	155-40 ... 364-75 520-15 364-75 139-25	430 0 0 ... 719 8 0 1,149 8 0 719 8 0 347 8 0	2 12 3 ... 1 15 7 2 3 4 1 15 7 2 7 11	140-14 327-10 19-16 436-40 346-26 143-63	381 0 0 595 8 0 50 0 0 1,026 8 0 645 8 0 334 8 0	2 11 6 1 13 2 2 9 9 2 1 9 1 13 10 2 5 3	-2 ... 32 -4 -6 -7	1-38 1-14 2-32 1-25 1-18 1-54	Ryoti } 1-65 & Sir }	This is a fine village south of Khapa and east of Kodegohan. The whole of the central and southern blocks of land comprises kali II and morand I, of a good quality. To the north on the Khapa border is uneven land non-wheat-bearing. Wheat is the chief crop, with juari and tur; linseed, cotton and til are all worth notice. The proprietors are resident Guzars. There are 36 tenants, of whom 32 are local; they include 25 Kurbia, 5 Telis, 3 Brahmins, &c., and are classed as A 7, B 13, C 12, and D 4; a most

superior lot. Practically all the land has become occupancy, and there are no arrears of rent, and the maximum rate of 1'65 will suit all classes, if margins are left to individuals in the occupancy class. Sir covers 20 per cent, and the same rate will suit it. I propose 1'65.

This is a fair-sized village between Thigai and Wakori, and north of Malegaon; it lies on the Khapa-Patansaongi road. The big nala from Kodoghan cuts off the north-eastern portion of the village from the rest, and this portion on both sides of the nala is very uneven and poor, but the land to the south on the Malegaon side and along the Thigai border to the west is of superior morund 1 and II, only about 60 per cent is wheat land, and the principal crops are jauri 40 per cent, tur and cotton 20 per cent each, and wheat 10 per cent. The village is thus a very fine one as to soils and crops. Half the village belongs to Kunbis and half to Mahomedans. The local village site is not a very good one, and only 11 out of the 25 tenants are local; 6 come from Wakori, 3 of Khapa and 3 of Nagpur, &c. They comprise 7 Kunbis, 6 Mahars, 5 Brahmins, 2 Banias and 2 Kalars, and are classed as A 3, B 9, C 8, and D 5. Rents though high in some individual cases are moderate on the whole, and arrears are quite trifling. The lowness of the ordinary incidence is due to the fact that a Brahmin holds certain land on a low rent, and some is held without rent. A good deal of land has gone into proprietary cultivation. If occupancy rents be compared with occupancy-*cum-ordinary* at last Settlement, the rise will be seen to be 19 per cent, and the rate justified will thus be 1'40 which will be high enough for this village.

This mahal is owned by the Mahomedans, who cultivate 80 per cent. There is no reason for departing from the village rate of 1'40.

The proprietors are Kunbis, and cultivate 29 per cent. The village rate will, in this mahal, be a little high, and liberal margins will be given.

Jumgaon	Absolute occupancy Occupancy Ordinary	20-65	52 0 0	1 12 4	32-23	58 0 0	1 12 10	-C	1-01	1-40
		64-19	92 0 0	1 6 11	253-59	328 0 0	1 4 8	-10	1-04	
		364-81	437 12 0	1 2 2	21-41	5 8 0	0 4 1	-78	'84	
		478-63	557 12 0	1 3 8	307-23	391 8 0	1 4 5	4	1-01	
		449-00	529 12 0	1 2 11	275-00	333 8 0	1 3 5	3	1-01	
Do., Malhal I.	Absolute occupancy Occupancy Ordinary	80-50	106 0 0	1 5 1	136-81	116 0 0	1 1 5	-17	'84	1-40
		
		...	...	...	21-16	39 0 0	1 13 6	...	1-11
		...	...	...	116-93	149 8 0	1 5 5	...	1-17
		...	...	...	6-15	...	...	...	...
Do., do., II	Absolute occupancy Occupancy Ordinary	144-24	188 8 0	1 4 11	...	1-14	1-40
		...	...	...	123-08	149 8 0	1 3 5	...	1-15
		...	...	...	34-15	49 0 0	1 6 11	...	'90
		...	...	...	11-07	19 0 0	1 11 6	...	'86
		...	...	...	120-82	150 8 0	1 3 11	...	'90
Do., do., II	Absolute occupancy Occupancy Ordinary	1-40
		
		...	...	...	131-89	169 8 0	1 4 7	...	'89
		...	...	...	120-82	150 8 0	1 3 11	...	'90
		...	...	...	52-16	48 0 0	0 14 9	...	'88

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
32 62	Gumgaon, Mahal III ... (Contd.) (Absolute occupancy ...) Occupancy-cum-ordinary ... Malik-makbuza ...	Area.	Rs. a. p.	R. a. p.	Acres. ... 1584 1526 3110 3110 2050 ...	Rs. a. p. ... 23 0 0 5 8 0 33 8 0 23 8 0 19 0 0 ...	Rs. a. p. ... 1 12 3 0 5 9 1 1 3 1 1 3 0 14 10 ...	... ... ... ... ... ... ...	... 1.56 .39 1.05 1.95 .65 ...	... ... ... ... 1.40 ...	In this mahal which is owned by a Kunbi, 39 per cent is held by the proprietor, and the chief class is that of malik-makbuza. 1.40 will do.
33 61	Rajna ... (Absolute occupancy ...) Occupancy-cum-ordinary ... Malik-makbuza ...	Area. 3350 6275 8575 18200 14850 ...	Rs. a. p. 14 0 0 4 8 0 40 0 0 59 8 0 44 8 0 ...	R. a. p. 0 6 8 0 1 2 0 7 6 0 5 2 0 4 10 ...	Acres. 1300 12948 4100 18948 17048 2037	Rs. a. p. 8 0 0 78 0 0 25 0 0 112 0 0 104 0 0 6 0 0	0 6 9 0 9 8 0 10 2 0 9 5 0 9 9 0 4 7	1 729 36 82 102...	.44 .75 .77 .72 .76 .60	90 1.45 Ryoti Sir	This is a poor 'riti' village north of Gumgaon on the Kanhan. It contains no wheat land, and its soil is half khadi and half morand II, of poorish quality. There is a little better soil along the road from Khajra to Wakuri, but on the whole the lands are poor and below average. Juni and tur, with a few acres of cotton constitute the whole cropping. The proprietors are of the well-to-do Baregaon family (Baregaon group). There are only 9 tenants—6 of Khajra and 3 of Wakuri. The castes are 4 Telis, 2 Kunbis, 2 Malis and a Brahmin, classed as B 2, C 5 and D 2; just an average lot. There are no arrears, and rents must, I think, have been concealed at Settlement. I do not think that any village of this group should pay less than 90, and I would fix that rate. The air is sub-let for over Rs. 3-8-0 an acre, all khadi, and I would certainly value it at 1.45, at which rate its valuation will be Rs. 19 only, against Rs. 75, the sub-rent.

This is a small 'vith' on the Kanhan north of Rajna, from which it is divided by hills: there are also low hills in the centre. On the west is Khapa. There is no wheat land, but there is mownd of both classes, and only a third is khardi. Juari and tur are the chief crops, but over 20 per cent is cotton. Proprietors are as in Rajna, and the 11 tenants are all Telis of Khapa, classed as B 1, C 5 and D 5 like the Khapa lot; much indebted. There is no sir, and no rental arrears. Taking the occupancy-cum-ordinary figures as a guide, the rate indicated on price grounds is 1.35. The single absolute occupancy holding can be dealt with by a margin, and this rate is very suitable.

This is a large Municipal town on the Kanhan, with a population of 2,000, but the mauzah from an agricultural point of view is a very poor one; barely 5 per cent is wheat land, and this lies to the west, in which direction there is also some non-wheat-bearing mownd of fair quality, but the bulk of the soil is morand II mutafarikat, and the lands are mostly very uneven. Juari, tur and cotton are the chief crops, and there are about 40 acres of linseed, and some gardens. The Kalar proprietors are deeply in debt, and resort to every possible means for raising money: the tenants have followed their example, and the whole body of cultivators, proprietors and tenants are always doing their best to defraud each other. There are 55 tenants, of whom 48 are local. They include 16 Telis, 6 Kalars, 5 Kumbhis, 4 Malles, 4 Koshis, 4 Brahmins, 3 Tell Kalars, &c., and make a most strange mixture of rich and poor, falling under the classes as follows—A 9, B 5, C 20 and D 21. There are no arrears except a few disputed items, but undoubtedly rents are very excessive in some cases, and the agricultural community properly so called, is not in a good condition. I would therefore merely adopt the standard rate of 1.45, and adjust rents where necessary, valuing sir at 1.65.

This mahal belonged to a Marwari, who died heirless, and Government has taken possession of the mahal. A claim has been laid by some Marwaris of the Chhindwara district, and meanwhile the Tahsildar of Ramtek collects the rents. The standard rate will be quite suitable here, and the question of proprietary title will not affect the way in which rents have to be dealt with. I propose 1.45. The sir lands have been let out at the exorbitant rate of Rs. 7 an acre.

Haladgaon	{ Absolute occupancy ... Occupancy Ordinary	12.75	13 8 0	1 0 11	13.79	15 0 0	1 1 6	8	1.67
		58.25	71 8 0	1 3 7	119.30	159 0 0	1 5 4	9	1.08
		114.75	56 0 0	0 7 10	77.53	23 0 0	0 4 9	-39	1.38
		1.57.75	111 0 0	0 12 2	211.01	197 0 0	0 14 11	23	1.06
Occupancy-cum-ordinary		1.73.00	127 8 0	0 11 10	97.25	182 0 0	0 14 9	25	1.11
1.35									
Khapa	{ Absolute occupancy ... Occupancy Ordinary	139.75	213 0 0	1 8 6	132.51	213 0 0	1 9 9	5	1.23
		46.00	80 0 0	1 11 10	364.31	929 0 0	2 8 10	47	1.02
		487.87	862 0 0	1 12 3	209.36	275 8 0	1 5 1	-25	1.39
		673.62	1,155 0 0	1 11 5	703.18	1,417 8 0	2 0 1	17	1.67
Occupancy-cum-ordinary		533.87	942 0 0	1 12 3	573.67	1,204 8 0	2 1 7	19	1.76
Malik-makbuza		230.25	299 8 0	1 4 10	241.87	308 8 0	1 4 5	-2	1.12
Ryoti 1.45 (Saactd. 1.55) Sir 1.65 (Sanctd. 1.65)									
Do., Mahal I	{ Absolute occupancy ... Occupancy Ordinary	...	...	...	102.51	138 0 0	1 5 6	...	1.28
		...	...	...	164.72	419 0 0	2 8 8	...	1.81
		...	...	...	103.27	180 0 0	1 11 10	...	1.91
		...	...	...	370.50	737 0 0	1 15 10	...	1.70
Occupancy-cum-ordinary		...	...	...	267.99	599 0 0	2 3 9	...	1.84
Malik-makbuza		...	...	...	147.23	158 8 0	1 1 0	...	1.02
Ryoti 1.45 (Saactd. 1.55) Sir 1.65 (Sanctd. 1.65)									

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Bent.	Incidence per acre.	Area.	Bent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
35	Khapra, Mahal II (Contd.)	Acrea.	Rs. a. p.	Rs. a. p.	Acrea.	Rs. a. p.	Rs. a. p.	...	1.28	In this mahal the only matter requiring explanation is the low ordinary incidence; nearly half this ordinary area is held by occupancy tenants at low rents, as a set off against small occupancy holdings, paying exorbitant rents, while some few ordinary plots are held without rent. The application of the standard rate will result in rent fixation on the latter, and satisfactory adjustment of the former, and this rate may be adopted without hesitation.	
44		...	...	...	30-03	75 0 0	2 8 0	...	2.14
		...	...	...	142-39	304 0 0	2 12 3	...	.66
		...	...	...	99-57	79 8 0	0 12 9	...	1.64
	Do., do., III.	271-96	543 8 0	2 0 3	...	1.72	Ryoti 1.45 (Sanctd. 1.65) Sir 1.65 (Sanctd. 1.65)	In this mahal also the standard rate will prove very suitable. I propose as before for sir.
		...	...	...	241-96	473 8 0	1 15 4	...	.32
		...	...	...	22-31	9 0 0	0 6 5	...	...
			
	Karazghat	67-20	116 0 0	2 0 5	...	1.64	Ryoti 1.45 (Sanctd. 1.65) Sir 1.65 (Sanctd. 1.65)	This small village lies to the west of Khapa on the Kanhan. The area on the river is uneven, but immediately south of this there is good land fairly flat, which does not seem able to produce wheat, but ranks as kali II and morand I mutafarikat. It produces good jua, tur, cotton and linseed. One-third is owned by a Marwari, and two-thirds by Kunbis. There are 19 tenants, of whom 12 are of Khapa, and only 3 local. The castes are Telis 7, Kunbis 5, Kalars 2, Brahmins 1, Gond 1, Mahar 1, &c., and they are classed as A 2, B 9, C 2 and D 6; a village of
36		...	...	...	68-72	132 0 0	2 1 2	...	1.59
41		...	...	...	63-72	132 0 0	2 1 2	...	1.56
		...	...	...	72-33	143 0 0	1 15 8	...	1.61
	Karazghat	70-23	85 0 0	1 9 473	Ryoti 1.25 (Sanctd. 1.45) Sir 1.45	
		...	...	...	236-91	381 0 0	1 9 9	...	1.04
		...	...	...	20-30	17 0 0	0 13 5	...	1.59
		...	...	...	327-41	483 0 0	1 7 7	...	.99
	Do., do., III.	257-21	398 0 0	1 8 9	...	1.05	Ryoti 1.25 (Sanctd. 1.45) Sir 1.45	
		...	...	...	15-76	29 0 0	1 13 5	...	2.58
			
			

STATEMENT C.—Patansaongi Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
GRAND TOTAL	Absolute occupancy ...	8,061.38	12,577 5 0	1 9 6	7,483.98	12,015 3 6	1 9 9	1	1.23		
	Occupancy ...	6,336.21	8,523 6 0	1 5 7	15,815.34	21,638 9 7	1 5 11	2	1.24		
	Ordinary ...	13,139.27	15,526 7 0	1 2 11	3,002.39	3,077 12 0	1 0 5	-13	1.36		
	All-round ...	27,536.86	37,027 2 0	1 5 6	20,301.71	36,773 9 1	1 6 4	4	1.26		
	Occupancy-cum-ordinary ...	19,510.18	21,149 13 0	1 3 10	18,817.73	21,734 5 7	1 5 0	6	1.25		
	Malik-makbuza ...	2,365.50	1,105 14 3	1 13 0	2,638.15	4,336 5 3	1 10 4	9	1.33	1.45	

NAGPUR:

Dated the 13th November 1893.

R. H. CRADDOCK,
Settlement Officer.

**ASSESSMENT REPORT FOR THE PATANSAONGI GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

—:0:—

The Rent-rate report submitted for this group contained all the information that I could give respecting its circumstances, and since the treatment which it should receive presented some features of difficulty, the proposals relating to rent enhancement were discussed in considerable detail.

In the present report I have not much to say, since the assessment proposals now being submitted, correspond almost to the letter with the results which I estimated on the Rent-rate proposals. I will now merely detail the manner in which those proposals have been worked out.

2. Malik-makbuzas will be enhanced by 13 per cent, as shown below :—

		Rs.	a.	p.
Present payments	...	4,399	10	10
Proposed do.	...	4,989	8	0
Compare deduced	...	5,143	8	0

Only a small margin is left the class, but the actual enhancement is small. In villages where the enhancement is large, the margins left are also substantial.

The rate per acre of the proposed payments will be Re. 1-13-10, as against Re. 1-10-5 at present; the incidence per soil-unit being 1-50, as against 1-33 at present.

When mahal details come to be examined, it will be seen that existing payments in many instances were equal to or exceeded the deduced amounts, so that the precise effect of the proposals becomes obscured on the total figures of the group.

Reductions in the payments of this class aggregate over the group Rs. 253-8-6.

The largest reductions occur in Bina Rs. 48, Takli Rs. 50, Isapur Rs. 20 and Kodegohan Rs. 30.

In Bina payments were very heavy, and the rest relate to adjustments between malik-makbuza and ryoti land for the most part, with occasional instances of relief given to small holdings; but in Kodegohan, the holder petitioned for a reduction as his land was much cut up.

The plea was a good one, and the revenue which was very excessive was reduced from Rs. 100 to Rs. 70.

On the whole malik-makbuzas will have nothing to complain of in this group.

The area entered in the malik-makbuza columns includes 63 acres of escheated plots, which will be settled for Rs. 167.

3. I now come to ryoti rents proper, information regarding which is given in the usual Ryoti rents. tabular form.

TABLE A.—Showing present and proposed rental of each class of ryot compared with the total deduced rental.

Class of ryot.		Present payments.	Proposed payments.	Compare deduced.
		Rs. a. p.	Rs. a. p.	Rs. a. p.
Absolute occupancy	...	12,045 3 6	14,105 4 0	14,592 15 0
Occupancy	...	21,611 9 7	25,486 8 0	26,679 15 0
Ordinary	...	3,037 12 0	3,340 12 0	3,268 1 0
All-round		36,694 9 1	42,932 8 0	44,540 15 0

TABLE B.—Showing the rates per acre and per soil-unit for each class of ryot of the present and proposed rental, with the percentage rise in rate of the proposed rents over the rental rates at last Settlement and at present.

Class of tenant.	PRESENT RENTAL.		PROPOSED RENTAL.		RISE PER CENT OF PROPOSED RATES OVER THE RATES.	
	Rate per acre.	Rate per soil-unit.	Rate per acre.	Rate per soil-unit.	At present.	At last Settlement.
	Rs. a. p.	Annas.	Rs. a. p.	Annas.	Per cent.	Per cent.
Absolute occupancy ...	1 9 9	1.28	1 14 2	1.50	17	18
Occupancy ...	1 5 8	1.24	1 9 10	1.46	18	20
Ordinary ...	1 0 3	1.36	1 1 11	1.50	10	-5
All-round ...	1 6 4	1.26	1 10 2	1.47	17	19
Occupancy-cum-ordinary ...	1 5 0	1.25	1 8 6	1.47	17	24

4. From the discussion on the subject of rent enhancement in the Rent-rate report it is clear that the treatment would be very diversified, and when Discussion of the rent proposals. village details come to be examined, it will be seen that in the best wheat villages of the tract rent enhancements range from about 25 per cent to 30 per cent in nearly every village, whereas in the kharif-producing villages, where rental was from very old times excessive, rent enhancement seldom exceeds 10 per cent.

In the large town-villages of Khupa and Wakori, for instance, the proposed rent enhancements are 2 per cent and 8 per cent, respectively.

The fact then that the proposed rental now falls at only 19 per cent higher than the rental at Settlement, by no means indicates undue indulgence.

The margins left to the absolute occupancy class amount to 3 per cent off the deduced rental, and to occupancy tenants 4 per cent off the deduced rental, but here again margins are swallowed in the cases where present rental exceeds the deduced. In villages where substantial rent enhancement is imposed, considerable margins are left.

Viewed in relation to the soil-unit, the proposed rental will be high enough, for the incidence will be 1.47 annas, as against a standard rate of 1.45. But a reference to paragraph 19 of the Rent-rate report will show that, even after the highest paying villages were excluded, prices indicated a standard of 1.55, and the lower figure of 1.45 was taken only as a precautionary measure, so that the slight excess of the proposed rental over what it would be at the standard rate requires no defence.

5. The cases where individuals have required relief in this group, are rather numerous, as might have been expected in a group in which competition Extent of rent reduction. played so large a part in olden days. These reductions aggregate Rs. 1,432-12-9, and the details are given in tabular form :—

Class of ryot.	Payments affected by reduction.	Amount of reduction.	Percentage on payment affected.	Percentage on payments of the class.
	Rs. a. p.	Rs. a. p.		
Absolute occupancy ...	2,544 11 8	495 3 8	20	4
Occupancy ...	3,659 0 9	726 8 9	20	3½
Ordinary ...	777 0 4	211 0 4	27	7
All-round ...	6,980 12 9	1,432 12 9	21	4

There are three villages in which rents are reduced all round—Bina, Potah and Dahigaon-Rangari.

In Bina land from many years past was cruelly over-rented, and arrears were of constant occurrence; similarly Dahigaon was in a depressed condition, and in Potah there are many cases of terribly heavy rents, which are a tax on industry and not rent at all.

But I do not think that I have reduced rents mechanically at all, and in deciding whether to reduce rent or not, I have been guided by circumstances—such as the size of the holding, the proportion of good or poor land in it, and the condition of the tenant. In Bina, for instance, the income made by the tenants from sale of fruit has been taken into consideration. And a certain amount of the ordinary rent reduction especially consists of adjustment.

6. Speaking generally of the rent proposals, I may say that I have revised and re-considered the proposals in every village, and in the villages which contain lands below average on the Kanhan river, I have given consideration to those lands which by reason of their liability to damage from floods in the rainy season, are below the average of the lands of the villages to which they belong, and therefore cannot have applied to them a standard, which is applicable to the majority of the lands of the village.

7. The valuation of the proprietary home-farm is a matter of great importance in this group, but although I have used rates based on the general principles, by which home-farm lands are usually valued, it is, I think, more probable that the lands have been under, rather than overvalued.

With so many cultivating proprietors of long standing, it was inevitable that the sir lands should be specially well selected, with numerous shawers and a heavy revenue assessment that they should be specially well cultivated.

In villages like Bherdala and Patansaongi, for instance, the sir might, perhaps, have been valued higher without in any way causing hardship to the proprietors. I have in a few cases made a small addition to the sir valuation in the direction of raising it up to the highest rate sanctioned for the group.

The character of the valuation may be readily understood from the following figures:—

	Amount.			Rate per acre.		
	Rs.	a.	p.	Rs.	a.	p.
Valuation deduced at sanctioned rates	10,650	0	0	2	2	7
Valuation adopted	10,728	8	0	2	3	0
Deduced valuation of area sub-let	1,505	0	0	2	5	2
Amount for which the leased area is let	3,103	0	0	4	12	8

The addition made to the deduced valuation is thus very trifling, and the rate adopted is extremely low, beside the competition rates at which sir lands are leased.

The area of the home-farm covers 14 per cent of the area occupied, but its valuation is barely 18 per cent of the assets. As a measure of the superiority of the home-farm lands over common ruck of ryoti holdings, this is indeed a moderate difference.

8. The privileged and service lands include some superior fields, especially the former, and the valuation adopted, which is a trifle below the deduced valuation, falls on the acre at Re. 1-8-6 only, as compared with Re. 1-10-2, the proposed all-round rate.

9. The Siwai income in this group is quite unimportant, as the following figures show :—

			Amount.	Percentage to total assets.
			Rs.	
At last Settlement	...	...	231	·5
At present	...	...	326	·5

Such income as there is, is derived from grass, fruit and tiles, and the average estimated falls at about 70 per cent of the approximate actuals.

10. The following statement sums up the revised assets of the group and compares them with the assets at the time of last Settlement :—

			At last Settlement.			As now revised.		
			Rs.	a.	p.	Rs.	a.	p.
Cash	...	...	41,134	0	3	47,922	0	0
Annual valuation of home-farm, service and privileged land.			4,556	6	10	11,608	8	0
Siwai	...	...	231	0	0	326	0	0
Total			45,921	7	1	59,856	8	0

The increase in the assets has thus been 30 per cent, which, inasmuch as so many villages were over-rented in former days, is as large a rise as as could be expected, and corresponds very closely with what was estimated at the time of the Rent-rate proposals.

11. The revenue assessed on the assets at last Settlement was Rs. 35,338, and was itself a reduction on the pre-existing demand of about Rs. 38,000. Even the demand as reduced by Mr. Ross fell at Re. 1-3-6 on the cultivated acre, and absorbed 77 per cent of the then assets, and again-and-again Mr. Ross recorded his opinion that the village had been over-assessed in the past, and found that his pargana rates were worked out only to be neglected.

The revenue has since risen to Rs. 35,922-2-8, or 78 per cent of the then assets. In the Rent-rate report I estimated a revenue of Rs. 39,490, and the figure which I am actually able to propose, is Rs. 39,685. The proposed revenue will fall at 66 per cent on the total assets, and will absorb 64 per cent of the malguzari assets proper. It seems a heavy assessment, but will in reality be very little felt by the malguzars.

Analysis of incidence of revenue on assets.

The details of the percentages taken, are summed up in the following table :—

Percentage of proposed revenue on malguzari assets.	No. of Villages.	Percentage of proposed revenue on malguzari assets.	No. of Villages.
65	19	59	1
64	7	57	1
63	1	55	1
62	1	52	1
61	2		
60	3	Total ...	37

In just over half the villages the maximum of 65 per cent is proposed : in seven villages more 64 per cent. These make up 3rds of the villages, and in only four cases does the assessment proposed fall below 60 per cent.

Effect of proposals on the incomes of the proprietors.

12. In all the cases when above 65 per cent or 64 per cent are assessed the proprietors gain.

The proprietors of Patansaongi will gain Rs. 950 ; the malguzar of Bhendala will gain Rs. 500 ; those of Wakori Rs. 380 ; and of Kodegohan Rs. 258, and there are others also who gain sums ranging from Rs. 50 to Rs. 200.

On the group, as a whole, the gain to the proprietary body exceeds Rs. 3,000. The group thus affords a striking proof of how the 65 per cent rule may be the greatest safeguard, but for that rule we might have taken another Rs. 2,000 revenue without a murmur from a single proprietor.

13. The next point which demands consideration is the actual balance of the proprietary body, as compared with their balance at last Settlement.

Proprietary balance compared with balance at last Settlement.

At last Settlement they were left Rs. 6,027 cash and profits of 2,838 acres of land.

They will under my proposals have left them Rs. 8,563 cash and profits of 4,918 acres of land.

If these balances be converted into cash, the results compare as follows :—

	Rs.
At last Settlement	... 10,533
As now proposed	... 20,371

So that, although the revenue as revised is pitched at almost maximum rates, it adds only 10½ per cent to the revenue as now paid ; puts Rs. 3,000 into the pockets of the proprietors, and leaves them with a balance nearly double as large as they enjoyed at last Settlement. When the farming profits of nearly 5,000 acres, mostly land of great value, come to be added to the proprietary balance, it will be seen that the proprietors ought to be prosperous, and that it is now being made up to them for the severe treatment which their forefathers received at the hand of the pargana officer of Maratha days.

14. The incidence of the revenue on the cultivated acre, will now be Re. 1-4 2, as against Re. 1-3-6 at last Settlement. In particular villages, however, it far exceeds this, e. g.—

	Re. a. p.
Walni	... 1 9 3
Malegaon	... 1 9 9
Patansaongi	... 1 10 0
Manegaon	... 1 10 0
Takli	... 1 11 0
Tighai	... 1 14 1
Burajwara	... 1 14 3
Kodegohan	... 1 14 9

In the three tahsils the only group in which the revenue incidence will exceed that of the present group, is the Kalmeshwar group, in which the revenue incidence on cultivation is Re. 1-6-2. That group has far less poor land in it than this one. The next largest incidence is that of the Nagpur group Re. 1-0-9.

The two groups of the Ramtek tahsil, for which proposals have been already sent up, are the two groups of the Tarsa plain, which cannot be usefully compared with this one, and I have no doubt that the revenue incidence in this group will be larger than that of any group in the Ramtek tahsil.

15. Revenue alienations in this group are trifling, and the only village of which any of the revenue is alienated is the quit-rent village of Bina, which belongs to the Bhonsla estate.

The amount of revenue alienated in this village is Rs. 525 only, so that the net revenue will rise from Rs. 35,343-2-8 to Rs. 39,160, or by nearly 11 per cent.

There are also plots held revenue-free of an area of 158½ acres, of which the revised kamil jama will be Rs. 257.

16. The cases in which revenue reduction has been necessary under the 65 per cent rule, are :—

	Rs. a. p.
Potah	... 87 4 0
Dahigaon	... 107 0 0
Patansaongi	... 108 0 0
Wakori	... 138 0 0

In Bina where rents are largely reduced, I have also reduced the kamil jama to the same fraction as was taken at last Settlement. I do not think it necessary to propose any reduction in the quit-rent, since the Bhonsla estate gains all the rent enhancement in so many villages, it can well afford to bear all the rent reduction in this village.

17. The revised revenue will become payable with effect from July 1st of the current year, 1894, and early sanction is solicited to the proposed assessment.
Period from which re-settlement will run.

NAGPUR :

Dated the 30th April 1894.

R. H. CRADDOCK,

Settlement Officer.

ASSESSMENT PROPOSALS FOR THE PATANSAONGI GROUP, OF THE RAMTEK
 TAHSIL, IN THE NAGPUR DISTRICT.

No. C-283, dated the 31st May 1894.

Submitted to the Chief Secretary to the Chief Commissioner, Revenue Department, with the Assessment abstract, the Rent-rate file, and letter No. 4003, dated the 5th May 1894, from the Commissioner of the Nagpur Division.

2. The group is typical of a well-marked tract of country to the north of Nagpur. Cultivation has from long past been very close; villages are of large size, some even rising to the rank of towns; population is very dense for the Nagpur plain, and land is generally in much demand. The lands are mainly *kharif*-growing, and in the days before the railway had created the export trade in wheat and linseed, they were very much more valuable than the *rabi*-growing lands further south, and bore what now appears to be a very unfair share of the district assessment.

3. Rents have remained practically stationary. The value of *kharif* produce has risen very largely since they were last fixed,—sometime before the settlement of 1869, when little or no change, was made in them. But the rise in the value of *kharif* lands is very much less than the rise in the value of *rabi* lands and for this reason, and also because the existing assessment was undoubtedly a heavy one, it is only fair to enhance less in these *kharif* villages than in villages which now produce wheat and linseed. The villages in which the Settlement Officer's rent enhancements fall heaviest are, as a general rule, those which contain most wheat land. On the group, as a whole, 17 per cent is added to the ryoti rental. Mr. Craddock has elaborated his proposals with even more than his usual care and detail, and I think that they can be safely accepted as they stand. My only criticism is that hardly sufficient attention has been paid to sub-rents, which often show that payments appearing exceedingly high in the light of our statistics, are in reality by no means excessive.

4. There is very little to be said in regard to the *sir* land and *siwai* assessment. Had Article 197 of the Settlement Code not been abrogated, the *sir* valuation would have been pitched higher by at least Rs. 1,000, and a material addition have been made to the small revenue enhancement obtained in the group.

5. The assessment of last Settlement fell at nearly 80 per cent of the total assets. The increase which has taken place in assets consists very largely of rent enhancements now imposed, and the malguzars must profit very largely. By rigidly taking the maximums in nearly all cases in which the maximum is justified, the Settlement Officer has added $10\frac{1}{2}$ per cent to the revenue. The malguzars will lose Rs. 3,762 and gain Rs. 6,827. I agree with Mr. Craddock throughout. In villages of so stable a character as these, we can safely assess at a full 65 per cent, in cases where a full 65 per cent is warranted by common sense as well as by the orders of Government.

6. The current Settlement expires in next June. The new Settlement is to be made for a period of 20 years,—from the 1st July 1894 to the 30th June 1914.

J. B. FULLER,

Commissioner of Settlements and Agriculture.



VII.—Details of Malik-makbuzas' and Tenants' payments.

1	TENANTS.					Total.
	Malik-makbuzas.	Absolute occupancy.	Occupancy.	Ordinary.		
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
1. At last Settlement	4,106 14 2	12,877 5 0	8,623 6 0	15,526 7 0	87,027 2 0	
2. Incidence per acre	1 12 0	1 9 6	1 5 7	1 2 11	1 5 6	
3. At Present	4,399 10 10	12,045 3 6	21,611 9 7	8,037 12 0	36,694 9 1	
4. Incidence per acre	1 10 5	1 9 9	1 5 8	1 0 3	1 6 4	
5. As proposed	4,959 8 0	14,105 4 0	25,486 8 0	3,340 12 0	42,932 8 0	
6. Incidence per acre	1 13 10	1 14 2	1 9 10	1 1 11	1 10 2	
7. Increase per cent of proposed over present payments	13	17	18	10	17	
8. Compare as deduced from rates.	5,143 8 0	14,502 15 0	26,079 15 0	3,263 1 0	44,540 15 0	

VIII.—Details of Siwai income.

Source.	Amount at former Settlement.	Amount in year of present Settlement.	Amount assumed as average.	Remarks.
1	2	3	4	5
Mangoes	Rs.	Rs.	Rs.	
Tamarind	107	101	101	
Berries	10	8	8	
Grass	60	46	46	
Melons	30	25	25	
Onions	95	67	67	
Apples	46	89	40	
Total ..	231	454	326	

IX.—Details of annual value of Sir, Khudkasht and land held by Privileged tenants.

SIR AND KHUDKASHT.		Area held by privileged tenants.		Valuation adopted.	
Area leased out.	Area cultivated by malguzars.	Rental value at sanctioned rates.	Compare rental actually paid to malguzar.	For sir and by privileged tenants.	For area held by privileged tenants.
Rental value at sanctioned rates.	Rental value at sanctioned rates.	Rental value at sanctioned rates.	Compare rental actually paid.	For sir and by privileged tenants.	For area held by privileged tenants.
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1,564 5 0	3,102 14 0	9,145 4 0	801 11 0	11,541 4 0	10,723 8 0
2 5 2	4 12 8	2 2 4	1 8 9	2 1 8	2 3 0

X.—Total estimated enhanced income.

SIR AND KHUDKASHT.		Area held by privileged tenants.		Valuation adopted.	
Area leased out.	Area cultivated by malguzars.	Rental value at sanctioned rates.	Compare rental actually paid to malguzar.	For sir and by privileged tenants.	For area held by privileged tenants.
Rental value at sanctioned rates.	Rental value at sanctioned rates.	Rental value at sanctioned rates.	Compare rental actually paid.	For sir and by privileged tenants.	For area held by privileged tenants.
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
4,389 8 0	42,932 8 0	11,608 8 0	326 0 0	59,856 8 0	41,134 0 3
4,389 8 0	42,932 8 0	11,608 8 0	326 0 0	59,856 8 0	41,134 0 3
2 5 2	4 12 8	2 2 4	1 8 9	2 1 8	2 3 0

Incidence per acre.

XI.—Assessment Proposals and Comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (col. 9 of Statement X).	Percentage of proposed revenue on total estimated enhanced income (col. 5 of Statement X).	ANALYSIS OF INCOME ON WHICH ASSESSMENT BASED.				
				Present rental receipts (line 3 of Statement VII, and cols. 2 and 5 of Statement IX).	Estimated Siwai receipts (col. 4 of Statement VIII).	Resulting from valuation.		
						Rental valuation of sir and khudkasht, excluding actual cash receipts (i.e., col. 7 of Statement IX, minus col. 2).	Rental value of land held by privileged tenants, excluding cash receipts (i.e., col. 8 of Statement IX, minus col. 5).	Rent enhancements proposed (difference between line 5 and line 3, cols. 2 and 6 of Statement VII).
1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
35,922 2 8	39,685 0 0	78	63	44,197 1 11	325 0 0	7,625 10 0	880 0 0	6,827 12 1

XII.

Actual increase (+) or decrease (—) of proposed on present revenue.	Compare increase (+) or decrease (—)					Compare increase (+) or decrease (—) per cent in		Incidence per acre in cultivation of	
	In proposed cash rental (cols. 1, 2 and 6 of Statement X).	In valuation of sir, khudkasht and privileged land (cols. 3 and 7 of Statement X).	In siwai income (col. 4 and 8 of Statement X).	Net increase or decrease.	Increase (+) or decrease (—) per cent of proposed revenue over present revenue.	Area in cultivation (col. 4 of Statement V).	Estimated income (cols. 5 and 9 of Statement X).	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
3,762 13 4	6,787 15 9	7,052 1 2	95 0 0	13,935 0 11	10½	6	30	1 3 6	1 4 2

XIII.—Distribution of revised revenue between malik-makbuza and malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [column 5 of Statement X, minus column 1].
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
4,969 8 0	4,581 0 0	408 8 0	8	35,104 0 0	64

STATEMENT III.—Area in cultivation classed according to Soils, Position, &c.

POSITION CLASS.																			
Soil class.	WHEAT LAND.								BARL.					MUTAFARIKAR.			Per-centage.		
	Ordinary.	Khari.	Lawn.	Pathar.	Wahuri.	Bandhin.	Bandhan.	Total.	Irrigable.	Khari.	Barani.	Barani khari.	Total.	Santā.	Mutafarikat.	Khari.		Total.	
Kali II	...	828 02	...	...	12 20	4 00	...	844 22	7 98	...	...	...	7 98	1 40	156 52	...	156 52	3
Morand I	...	3,530 40	...	12 10	174 68	2 50	17 00	3,845 62	18 23	...	1 57	...	19 80	...	972 34	13 06	985 40	15	
Do. II	...	6,671 64	4 80	270 01	851 20	4 45	3 00	7,856 10	74 53	9 80	42 80	42	127 35	...	6,016 55	191 68	7,107 92	49	
Khardi	...	693 45	...	2 00	7 00	...	...	725 22	10 27	...	11 90	...	28 19	...	8,917 45	77 61	9,095 09	31
Retari	2 77	...	6 00	...	8 77	...	242 46	...	242 46	1	
Bardi	59 07	...	59 07	...	
Kachhar	...	65 10	...	...	...	...	...	65 56	31 66	1 00	11 48	1 42	45 50	...	39 19	...	150 13	...
Total	...	11,788 61	4 80	220 17	1,045 03	10 55	22 00	5,396 02	151 47	10 60	73 75	7 24	237 63	1 40	17,303 41	232 50	17,535 71	31,190 77	...
Percentage	...	33	...	1	3	43	1	...	55	...	60

IV.—Cropped area classified according to Crops.

	Wheat.	Juari.	Juari-Tur.	Cotton.	Cotton-Tur.	Tur.	Lac.	Linseed.	Gram.	Til.	Bajra.	Garden produce.	Chillies.	Castor-oil seed.	Kasamb.	Nico.	Sugar-cane.	Other crops.	Total.	Area double-cropped.	Cropped area.
At last Settlement	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
At Present	2,652 69	11,054 78	8,574 35	1,832 87	1,350 50	5,064 19	250 54	1,653 03	835 56	749 10	480 55	230 65	59 16	185 51	110 52	4 50	1 40	332 94	30,870 60	38 85	30,836 75

[To be substituted for Resolution bearing the same No. and date.]

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department, No. 3356, dated the 30th July 1894.*

READ—

Report by the Settlement Officer, Nagpur, for the re-assessment of the Patan-Saongi Group in the Ramtek tahsil of the Nagpur district and letter No. 4003, dated the 5th May 1894, from the Commissioner, Nagpur Division, forwarding the Report.

READ ALSO—

Memorandum No. C-283, dated the 31st May 1894, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

RESOLUTION.

This group is a small one consisting of 37 villages or 61 mahals situated between the Kanhan and the Koilar rivers and is typical of a well marked tract of country to the north of Nagpur. It includes flat rich land, except in the vicinity of the river banks, where it is uneven and crossed by ravines, and contains large villages paying rents and revenue which are far higher than in any other group of the Ramtek tahsil. The crop most largely grown is juari, which alone, and mixed with tur, occupies 52 per cent. of the total cropped area. The land recorded as capable of bearing wheat amounts to 43 per cent. of the entire cultivation, but only 20 per cent. of it bears that crop. The group ranks first among the other groups of the tahsil in point of trade and communications. The Chhindwara road joins it to Nagpur and Kamptee on the one side and Saoner and Katol on the other, while the markets of Kalmeshwar and Parseoni groups are all readily accessible. The proprietors are for the most part well-to-do, and only a small proportion of the tenants are reported to be either very poor or heavily indebted.

2. The existing condition of the group as regards cultivation and assets, and the effect of the settlement on the tenants' rents and on the malguzars' jamas are exhibited in the following statistical abstract. The figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary from the point of view of the ryots, the malguzars, and the Government, of the basis and results of re-assessment:—

	Acres.
1. Gross area of the group	39,847.44
2. Area under cultivation at last Settlement	29,513.40
3. Area now under cultivation	31,190.77
	Per cent.
4. Percentage of increase of (3) over (2)	6
5. Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement	140
	Rs.
6. Total assessable assets at last Settlement	45,921
7. Total assessable assets at present Settlement proposed by the Settlement Officer	59,856
8. Total assets as adopted by the Chief Commissioner	59,856
	Per cent.
9. Percentage of increase of (8) over (6)	30
10. Total enhancements of rent at present Settlement—	
	Rs.
(a) Effected by the Settlement Officer... ..	6,428
(b) As accepted by the Chief Commissioner	6,328

11. Average rate of rent per acre of ryoti area—					Rs. a. p.
(a)	At last Settlement	...	...	..	1 5 6
(b)	As now proposed by the Settlement Officer	...	...	...	1 10 2
(c)	As sanctioned by the Chief Commissioner	...	...	...	1 10 2
					Rs.
12.	Present revenue	...	...	...	35,922
					Per cent.
13.	Percentage of (12) over (6)	...	...	...	78
14.	Percentage of (12) on (8)	...	...	...	60
					Rs.
15.	Revenue now proposed by the Settlement Officer	...	...	...	39,685
16.	Revenue now sanctioned by the Chief Commissioner	...	...	...	37,980
					Per cent.
17.	Percentage of (16) on (3)	...	...	...	63.

3. The tract is very densely populated, and cultivation has, for some time past, been full. The lands are mainly kharif growing, and in the days before the railway had created an export trade in wheat and linseed, they were very much more valuable than the rabi growing lands further south. Rents have remained practically stationary. The Settlement Officer proposes to add 17 per cent. to the ryoti rental of the group as a whole by raising the present payments of absolute occupancy tenants by 17 per cent., those of occupancy tenants by 18 per cent., and those of ordinary tenants by 10 per cent. His enhancements fall heaviest in villages which contain most wheat land, and as the rise in the value of kharif lands is much less than that in the value of rabi lands, it is but fair that the enhancement in kharif villages should be less than that in rabi villages. The enhancements proposed by the Settlement Officer are therefore considered to be equitable and have been sanctioned without alteration.

4. The area in the cultivation of the malguzars has increased very largely by 73 per cent. and is now equal to 14 per cent. of the total occupied area. The valuation adopted by the Settlement Officer falls at Rs. 2-3-0 per acre; the tenants of sir pay at an average rate of Rs. 4-12-8.

The siwai income is estimated at Rs. 326 against Rs. 231 at last Settlement, and is also moderate, as it falls at 70 per cent. of the approximate actuals which amount to Rs. 454.

5. The total revised assets of the group as sanctioned by the Chief Commissioner amount to Rs. 59,856 and exceed the assets of last Settlement by 30 per cent. The Settlement Officer proposed a revenue of Rs. 39,685, an increment of 10½ per cent. over the present demand. The fraction of the malguzari assets was thereby reduced from 78 to 64, and the net result of the assessment operations instead of reducing the annual income of the malguzars was to add to it the sum of Rs. 3,065. These proposals were therefore lenient. Under the recent orders of the Government of India, however, the revised assessment must not exceed 60 per cent. of the revised assets in all cases in which the present revenue does not exceed 65 per cent. of those same assets. The effect of these orders is to lower the proposed revenue to Rs. 37,980, which will stand as the sanctioned demand of the group. The percentage of revenue now sanctioned exceeds 60 per cent. of the total assets as adopted by the Chief Commissioner. This is due to the large number of malik-makbuza holdings in the group, and to the fact that in 11 mahals the present revenue exceeded 65 per cent. of the revised malguzari assets, and to the large number of malik-makbuza holdings in the group. Except in the 11 mahals the revised revenue nowhere exceeds 60 per cent. of the ryotwari assets. The proposals of the Settlement Officer have been drawn up with judgment and care, and Mr. Woodburn desires to congratulate him on this very careful and thorough piece of work.

6. Subject to any orders which may be received from the Government of India, the assessment as now revised, is sanctioned for a period of 20 years, commencing from 1st July 1894 and extending up to the 30th June 1914.

[True Extract.]

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.

No. 3357.

Dated Nagpur, the 30th July 1894.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that, after the announcement of the revised rents and jamas, a tabular statement, in the usual form, may be submitted to this office.

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.



CENTRAL PROVINCES SECRETARIAT.

Revenue Department.

No. 1086.

FROM

H. H. PRIEST, Esq., I. C. S.,

OFFG. CHIEF SECRETARY TO THE CHIEF COMMISSIONER,

Central Provinces,

To

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

Central Provinces.

Dated Nagpur, the 4th March 1895.

SIR,

In continuation of this Administration's Resolution No. 3356, dated the 30th July 1894, I am directed to forward a statement giving details of the revised assessments of the Patan-Saongi Group in the Ramtek Tahsil of the Nagpur District.

I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

Statement giving details of the revised Assessments of the Patan-Saongi Group in the Ramtek
Tahsil of the Nagpur District.

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on asset of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
1	Bina ...	143 0 0	735 0	632 0	83 4	1,500 4	1,712 4 0	1,025 0 0	60	57	5
2	Bhanegaon ...	35 0 0	432 0	753 0	60 0	1,295 0	1,615 0 0	978 0 0	60	60	7
3	Chicholi, Mahal I. ...	...	17 0	103 0	70 0	190 0	260 0 0	155 0 0	60	60	9
	Do., do. II.	31 0 0	32 0	58 0	104 0	194 0	318 0 0	194 0 0	61	58	
4	Sillewara ...	166 0 0	195 0	330 8	59 0	584 8	979 8 0	640 0 0	65	60	8
5	Chandkapur ...	17 0 0	199 0	522 8	179 0	900 8	1,101 8 0	665 0 0	60	60	8
6	Pota ...	74 0 0	70 0	448 8	10 0	528 8	1,048 8 0	700 0 0	67	65	8
7	Rohna ...	185 0 0	331 0	437 0	20 4	788 4	1,313 12 0	840 0 0	64	60	6
8	Ranala, Mahal I. ...	...	7 0	83 0	...	90 0	179 0 0	105 0 0	59	59	}
	Do., do. II.	7 0 0	96 0	441 0	35 0	572 0	659 0 0	400 0 0	61	60	
	Do., do. III.	...	44 0	240 0	5 0	289 0	453 0 0	295 0 0	65	65	
9	Dahigaon Rangari.	113 0 0	211 0	366 8	42 4	619 12	877 12 0	600 0 0	69	65	
10	Pipla, Mahal I. ...	82 0 0	322 0	340 8	75 0	737 8	907 8 0	570 0 0	62	60	}
	Do., do. II.	29 0 0	226 0	323 0	208 4	752 4	906 4 0	550 0 0	61	60	
11	Walni ...	108 0 0	134 0	1,315 0	347 0	1,796 0	2,261 0 0	1,395 0 0	61	60	
12	Isapur, Mahal I. ...	...	94 0	468 0	3 8	565 8	565 8 0	365 0 0	65	65	}
	Do., do. II.	47 0 0	42 0	412 0	1 0	455 0	502 0 0	315 0 0	62	60	
	Do., do. III.	...	64 0	70 8	3 8	138 0	138 0 0	90 0 0	65	65	
	Do., do. IV.	...	151 0	405 0	0 8	556 8	561 8 0	365 0 0	65	65	
	Do., do. V.	...	...	...	48 8	48 8	58 8 0	35 0 0	60	60	
13	Kauras, Mahal I. ...	...	37 0	102 0	5 0	144 0	159 0 0	100 0 0	63	63	}
	Do., do. II.	...	31 0	38 0	14 0	83 0	86 0 0	55 0 0	64	64	
	Do., do. III.	...	221 0	376 8	37 0	634 8	639 8 0	385 0 0	60	60	
	Do., do. IV.	8 0 0	80 0	187 8	43 0	310 8	351 8 0	215 0 0	61	61	
14	Bir Kauras ...	...	...	134 0	1 0	135 0	395 0 0	235 0 0	60	60	..

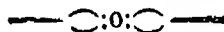
Statement giving details of the revised Assessments of the Patan-Saongi Group in the Ramtek
Tahsil of the Nagpur District.—(Contd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
15	Patansaongi ...	100 12 0	1,029 0	2,984 8	116 0	4,129 8	5,387 12 0	3,528 0 0	65	65	86
16	Yeltur, Mahal I	...	53 0	8 0	5 0	66 0	86 0 0	55 0 0	64	61	82
	Do., do. II	...	54 0	93 0	...	147 0	206 0 0	125 0 0	61	61	
	Do., do. III.	...	70 0	97 0	...	167 0	232 0 0	140 0 0	60	60	
	Do., do. IV.	48 0 0	52 0	494 0	21 0	567 0	777 0 0	480 0 0	62	60	
17	Gosewari, Mahal I.	2 0 0	34 0	416 0	78 8	528 8	647 8 0	385 0 0	60	60	75
	Do., do. II.	74 0 0	73 0	352 8	111 0	536 8	718 8 0	450 0 0	63	60	
18	Birchichghat ...	...	...	...	153 0	153 0	163 0 0	85 0 0	52	52	...
19	Chichghat ...	20 0 0	40 0	88 0	35 0	163 0	197 0 0	115 0 0	58	55	64
20	Waki ...	439 10 8	499 8	274 0	...	773 8	1,354 2 8	941 10 8	70	60	79
21	Kodadongri ...	56 0 0	427 0	851 8	50 0	1,328 8	1,646 0 0	1,005 0 0	61	60	76
22	Bhendala ...	11 0 0	1,450 0	1,410 4	105 8	2,965 12	3,533 12 0	2,125 0 0	60	60	82
23	Dahiwari ..	20 0 0	59 0	161 8	52 0	272 8	359 8 0	220 0 0	61	60	101
24	Dohanghat, Mahal I.	42 0 0	81 0	328 8	166 0	515 8	736 8 0	455 0 0	61	60	82
	Do., do. II.	28 0 0	43 0	80 0	77 4	200 4	295 12 0	185 0 0	63	60	
25	Wakori ...	17 0 0	1,007 0	1,602 4	156 0	2,765 4	3,078 4 0	2,005 0 0	65	65	71
26	Jakli ...	774 8 0	953 0	610 0	8 0	1,571 0	2,614 8 0	1,830 0 0	70	60	84
27	Manegaon, Mahal I.	8 0 0	336 0	350 0	7 0	693 0	999 0 0	600 0 0	60	60	7
	Do., do. II.	...	91 0	317 0	...	408 0	507 0 0	305 0 0	60	60	
	Do., do. III.	...	110 0	217 0	4 8	331 8	447 8 0	270 0 0	60	60	
28	Malgaon, Mahal I.	170 8 0	563 4	363 8	20 4	947 0	1,519 0 0	955 0 0	64	60	8
	Do., do. II.	115 4 0	173 0	379 0	10 4	562 4	1,501 8 0	995 0 0	62	60	7
29	Burujwara ..	88 0 0	514 8	865 8	30 0	1,410 0	2,240 0 0	1,370 0 0	61	60	7
30	Kodegaohan ..	914 0 0	1,506 0	1,385 0	12 4	2,903 4	4,816 4 0	3,200 0 0	66	60	8

Statement giving details of the revised Assessments of the Patan-Saongi Group in the Ramtek
Tahsil of the Nagpur District.—(Concl'd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
31	Tigai ...	358 0 0	441 0	794 0	39 0	1,274 0	2,072 0 0	1,365 0 0	66	60	74
32	Gumgaon, Mahal I.	66 0 0	46 0	173 0	3 8	222 8	532 8 0	340 0 0	64	60	75
	Do., do. II.	66 0 0	25 0	202 0	...	227 0	423 0 0	275 0 0	65	60	
	Do., do. III.	32 0 0	...	31 0	8 0	39 0	141 0 0	85 0 0	60	51	
33	Rajna ...	8 0 0	14 0	92 0	30 4	136 4	182 4 0	110 0 0	60	60	87
34	Haladgaon ...	...	24 0	184 8	28 0	236 8	250 8 0	145 0 0	58	58	64
35	Khapa, Mahal I.	231 0 0	156 0	422 0	186 0	764 0	1,072 0 0	710 0 0	66	60	68
	Do., do. II.	25 0 0	85 0	372 0	81 0	538 0	715 0 0	435 0 0	61	60	
	Do., do. III.	149 8 0	...	122 0	17 0	139 0	373 8 0	245 0 0	66	50	
36	Karajghat, Mahal I.	...	35 0	158 0	3 0	196 0	317 0 0	190 0 0	60	60	83
	Do., do. II.	22 0 0	81 0	308 0	14 0	403 0	686 0 0	415 0 0	60	59	
37	Kheri ...	94 0 0	155 0	387 0	38 6	580 0	960 0 0	605 0 0	63	60	81
	TOTAL ...	5,025 2 8	14,101 4	25,610 8	3,056 4	42,763 0	59,934 10 8	38,016 10 8	63	61	78

RENT-RATE REPORT FOR THE PARSEONI GROUP OF THE RAMTEK TAHSIL
IN THE NAGPUR DISTRICT.



The Parseoni group is made up of the southern villages of the Bhiugarh pargana, and comprises the southern or open portion of that pargana.

Position and boundaries of the group. It is bounded on the north by hills which divide it from the northern and jungly part of Bhiugarh; on the east by the Pench which divides it from the Chachar group of the Ramtek pargana; on the south by the Kanhan which separates it from the Patansaongi pargana; and on the west by the low hills which mark it off from the eastern strip of the Bhiugarh pargana—which has been constituted the Baregaon group. The group covers an area of 72 square miles, and contains 41 villages, partitioned into 58 mahals.

2. The group may be described as a fertile plain, lying in the “doab” of the Kanhan and Pench, and a reference to the map will show that at all events the country south of a line drawn across from the north of Parseoni to the north of Dahigaon Joshi, may be accurately described as a “doab.” Whether this tract has received alluvial deposit or not at any time, I am not geologist enough to be able to say, but one thing is certain, *i. e.*, that the area north of that line is of but mediocre quality, while the area south of it is not only very fertile, but pays rents on a much higher scale.

Natural features of the group. The country is rich and flat, and the only hills lie to the north and east on the fringe of the group, with small isolated hills in Parseoni, Nimba and Sakorla. These latter all have fertile land to within a short distance of their bases, and cannot be said to detract from the fertility of the country as a whole.

The only other uneven land of the group consists of strips along the Kanhan and Pench. These strips of land are a mass of ravines and hollows, with now unculturable slopes, and now a patch of alluvial soil, and as the rivers approach each other, the ravine land extends further inwards, so that in the villages of Saholi, Singhori, Dorli and Waghora a very large portion is cut up, and there is damage done when the rivers are in flood.

There are groves and villages dotted about, and with the small hills within the group, its boundary-rivers and the hills on the north, the flatness of the country is relieved, and the tract is far less dull than the monotonous wheat-plain just across the Pench, in the Ramtek pargana.

I will proceed in the usual way to give the figures of Cultivation, Soils and Crops, which will make it clearer, what the group is like, than a general description.

	OCCUPIED AREA.				UNOCCUPIED AREA.						AREA IRRIGATED.				No. of irriga- tion wells.	No. of arti- ficial tanks.	No. of No. of plo- ugh- s. cattle.	
	Area in cultivation.			Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under hill and rock, and covered by roads and build- ings.	Total area unoccu- pied.	Total area of village.	From tanks.	From other sour- ces.	Total.					
	Under crop.	Fallow of, three years or under.	Total.															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present .	33,598-35	769-57	34,367-92	3,525-66	37,893-58	54-69	93-72	3,193-62	4,977-01	9,319-04	46,212-62 = 72 Sq. miles.	77-84	140-53	218-37	41	2	17-04	34-68
Percentage on total area of areas in cols. 4, 6 and 15.	...	...	74	83	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare en- tries of last Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19.	29,620-67	457-01	30,077-68	4,787-39	34,865-07	13-37	115-56	5,789-71	4,429-70	10,348-34	45,213-41	...	...	...	...	...	...	...

3. It will be seen that 83 per cent is occupied, and 74 per cent cultivated, and that while the increase in the occupied area has been under 9 per cent, cultivation has increased by 14 per cent, so that even though new land added to holdings, may contain some poorer land, cultivation is closer than it used to be, and the area of waste and old fallow in holdings amounts to only 9 per cent. The largest areas of waste in holdings are naturally found in the villages on the Kanhan and Pench, and again in those near the hills, but in some of the good central villages it does not exceed 2 or 3 per cent, and the area of new fallow in holdings falls at only 2 per cent of the area in cultivation. Turning to the unoccupied area, we find 54 acres under groves; only 93 under tree forest, and these together make up less than 2 per cent of the total unoccupied area; about 337 is scrub and grass; most of this is ravine land on the banks of the Kanhan and Pench rivers, of which practically all that is culturable has already been cultivated. There is also some small jungle at the foot of the hills to the north. But 60 per cent of the unoccupied area belongs to the unculturable heads of roads, streams, rivers and hills and land under buildings. Altogether then there is very little scope left for increase in cultivation, and I doubt whether 1,000 acres more could be brought under the plough, and that would be all poor land on the north of the group and at the base of the hills.

Irrigation is of very small extent in this group; about 90 acres of rice land is irrigable, and there are about 60 acres of pán land; these are all irrigated from tanks, and there are some gardens scattered about the group. But the bulk of the garden land is in the villages of Nimtalai and Kothurna.

The only tanks are situated in Parseoni and Salae, and wells are not numerous; the water being in most cases rather far below the surface. There are a plough and a pair of bullocks to every 20 acres in cultivation. The tract is a kharif tract, and requires less ploughing; while there is not much grazing ground: hence there are fewer superfluous bullocks, but the bullocks are good, as there is lots of karbi available for them.

4. The next table sets out the soils of the group:—

Soil class.	WHEAT LAND.										RICE LAND.				BARL.				MUTAFARIKAT.				Percentage.					
	Ordinary.	Kharif.	Lawn.	Pachar.	Wahurt.	Bandhan.	Irrigated.	Kharif Irrigable.	Ran.	Total.	Irrigable.	Kharif Irrigable.	Barnat.	Jhlan.	Total.	Irrigable.	Kharif Irrigable.	Barnat.	Kharif Barnat.	Total.	Santa.	Mutafarikat.		Kharif.	Total.	Grand Total.		
Kali II	419'08	...	...	...	50	...	...	...	419'56	...	...	...	...	...	14'18	...	...	...	...	14'18	...	...	...	...	433'76	1	
Morad I	3,595'02	18'00	6'04	...	71'59	7'13	...	...	3,698'35	...	...	...	...	...	100'38	...	99'13	1'25	...	...	...	...	711'56	23'08	734'66	4,533'92	13
Do., II	8,227'41	89'64	3'04	358'97	735'28	3'50	2'00	101'19	2'78	61'36	10,975'13	34'25	3'22	7'00	1'88	39'95	82'59	4'74	21'81	1'66	110'80	4'00	4,640'46	85'52	4,725'98	15,588'92	46	
Khardi	3,314'58	16'24	4'00	8'06	6'00	5'30	...	11'26	...	3,365'92	50'53	1'00	3'83	8'84	56'54	15'82	3'65	8'14	1'08	28'45	...	...	8,924'77	132'32	9,057'09	12,508'18	86
Retari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	403'09	6'47	409'56	409'56	11
Hardi	25	...	25	...	25	...	488'29	1'40	489'78	488'02	11
Kachhar	40'00	...	...	...	...	...	...	...	40'02	...	...	...	...	...	...	68	...	72	...	...	1'38	...	4'75	...	4'75	46'15	...
Total	16,596'11	123'34	13'04	383'57	873'37	40'53	2'00	112'39	2'78	61'36	18,502'03	85'08	4'22	4'45	2'74	96'43	212'35	8'39	32'17	2'08	253'62	4'00	18,280'92	248'80	18,529'72	84,367'92	...	
Percentages	43	...	...	2	3	...	...	...	51	...	...	...	...	...	1	...	1	...	44	1	...	...	44	1	45	...	...

The preceding figures show that the group is far more rich in good soil than the groups east of the Pench, for while there is a small area of kali II in the centre of the group, there is 13 per cent morand I of excellent quality, and 46 per cent is morand II: thus 60 per cent consists of good soil, while the khardi (38 per cent) is redeemed from extreme poverty by the fact that what is not wheat-bearing produces good juari and tur: bardi and retari together amount to about 3 per cent, and are found respectively near the hills and rivers, and there is scattered about in the river-side-villages some kachhar land of fine quality, and paying very high rents.

At last Settlement a great deal of soil was classed as kali, as is always found. Indeed, the Amins considered it a point of honour to class some land as ka'i in all but the worst villages.

I have inspected every village of this group, and judged by the standard of other parts of the district, I consider that the classing now effected is quite high enough.

5. But the soils alone do not give a complete idea of the group unless considered with the kind of crop which they produce.

This division is as follows—

Description of land by its productive power.	Per cent.		
	Wheat land ...	...	54
	Rice land ...	...	1
	Garden land ...	...	1
	Minor crop land ...	...	44

This large amount of non-wheat land at first sight is likely to give an impression of poverty, but such is far from being the case, for in this "mutafarikat" land, we find a great deal of good soil.

Thus—

Per cent.		
Morand I ...	...	5
Do. II ...	...	30
Khardi ...	...	59
Bardi ...	...	3
Retari ...	...	3

Both morand I and II are excellent land, and produce the finest juari and tur, with til and some cotton; while the crops grown on the khardi are very much superior to those on the non-wheat-bearing khardi of the wheat tracts. The flatness of the tract is attested by the very small proportion of wheat land found in the uneven positions of wahuri and pathar, which amount to only 4½ and 3½ respectively. So that only 8½ per cent of the wheat land is liable to defects. The other details do not call for notice.

Rice land is limited in extent, and almost entirely confined to Salai, where the whole of it is irrigated from the fine tanks there. Neither soil nor climate are suitable to rice. I have already referred to the garden land as being of but little importance, and the minor crop land has also been described.

Khari land in all amounts to only 390 acres, or but little over 1 per cent. This is very little for a group with so many large villages, but the explanation is that no less than 16 villages out of the 41 are situated on the Kanhan and Pench, and as for the convenience of water, such villages are always located on the river's edge, nearly all their drainage flows into the rivers direct, and is lost to the fields.

6. I have still some remarks to make on the natural features of this group, but these will be more readily followed after the statement of the cropping has been set out.

The following table shows the areas under each of the principal crops at last Settlement and at Present, with the percentage of each crop area at present to the total cropped area:—

Crops.	Crop.	Area at former Settlement.	Area at Present.	Percentage of present area to total cropped area.
		Acrea.	Acrea.	
Juari	12,861	7,160	21·3
Juari-Tur	4,202	7,102	21·3
Wheat	5,059	5,243	15·5
Tur	3,029	5,127	15·3
Linseed	1,937	3,138	9·3
Til	613	2,166	6·5
Gram	808	1,022	3
Cotton and Cotton-tur	237	916	2·7
Lac	58	333	1
Chillies	14	124	·3
Rice	96	101	·3
Other crops...	...	707	1,217	3·7
.Total ...		29,621	33,654	100·2
Deduct double-cropped ...		...	56	·2
Net cropped ...		29,621	33,598	100

The crops are thus 66 per cent kharif, and only 34 per cent rabi; wheat, however, covers 29 per cent of the wheat land, and if cotton is not of great extent, its cultivation has increased, and it is grown to a small extent in many villages.

Juari and tur occupy mixed, and alone, altogether 57 per cent, but they are of excellent quality; quite different from the juari of the wheat tracts, and 34 per cent is made up of such valuable export crops as wheat, linseed, oil and cotton.

Among other crops the ones which deserve mention, are :—

			Per cent.
Castor	...	...	200
Bajra	...	...	148
Pán	...	...	34

7. It may be that the comparatively small amount of wheat land, and the details above given of soils and crops will be thought to contradict rather than confirm what I have said about the fertility of the group, and it is often difficult to understand why where the soil is really rich wheat will not grow, and is not grown on it, but after much questioning of the people, I have come to the conclusion that the reason for it is that the area is too well drained.

It is, I believe, the usual characteristic of 'doabs' that they suffer from dryness and need irrigation, although possessed of soil which is rich in composition, and perhaps full of fertilizing agents. I have not seen the Katol tahsil, and cannot venture on any opinion about its land, but after close inspection of the Ramtek, Nagpur and Umrer tahsils, I have formed the conclusion that the great distinction between wheat and non-wheat tracts lies in their drainage, quite as much as in the composition of their soils.

Contrasting wheat tracts and non-wheat tracts in these three tahsils, I find that the non-wheat areas are those drained directly by large and deep rivers, while the great wheat tracts, although drained by the Kanhan and Wainganga, have practically no land of which the drainage flows into them by direct course.

If you take up a map of the tahsils, you will notice that the wheat country is drained by a number of small streams, with comparatively shallow courses, all flowing in almost a parallel direction to the great rivers, towards which they gradually converge. The great rabi areas of these three tahsils are those which are drained by these numerous streams, and I attribute the cause of this to the fact that where there are a number of surface streams, water must be near the surface, and such tracts must, as a rule, remain moister than those drained directly by the deep streams, where water is far below. Just then as in the former, kharif crops will be poor and rabi flourish, so in the latter, with soil as rich or richer, kharif will succeed, and rabi will be of small extent. Wheat requires a certain depth of soil, but given that depth of soil in a field, whether it will produce wheat or whether it will not, depends entirely on its drainage and the distance of water below the surface.

8. The argument can best be brought home by concrete illustrations.

The Ramtek tahsil, east of the Pech, is drained by the Kanhan and Wainganga, but its drainage is carried off by a number of rivers—the Sur, the Gaotala Sand, and other minor streams, which flow in the same direction as the Kanhan, only gradually approaching it, and these are all shallow streams, especially in proportion to its size the Sur. The Nagpur, Ambhora and Umrer parganas are drained by numbers of rivers and streams all flowing in the same direction as the Kanhan and Wainganga, and only converging on it—the chief of these being the Pili, Nag, Maroo and Amb. The Bori pargana is drained partly by the Nag, and most of this is wheat land, and partly by the Wunna, and most of this is not wheat land; the only exception being in the valley of the Jhari nala, a stream which flows parallel with the Wunna, and gradually converges on it.

The northern portion of Kalmeshwar is drained by the Chāndrabhaga and Koilar, and by streams which gradually converge on them; all of insignificant depth; but the southern portion is drained directly by the Wunna with its deep valley; the former is chiefly wheat land; in the latter there is but little.

But in all the wheat tracts from the south-west of Kalmeshwar to the south-east of the Ambhora pargana, the narrow areas directly drained by the Koilar, the Kanhan and the Wainganga have very little wheat; while kharif flourishes, even where, as on the Bhudara

border, rainfall is heavy. Again, although the Wunna Valley is chiefly non-wheat land, the Bela group, which is bounded by the Wunna, is a fine wheat group, but the Bela group is drained not by the Wunna direct but by the Nand, a shallow stream, which gradually approaches it.

9. If we had to fix rents on a field with scientific accuracy, we ought to know exactly—

Great advantage of classing by wheat land.

(a) The composition and depth of its soil ;

(b) The character of its sub-soil drainage.

We can apprise with fair accuracy the depth and composition of the soil by observation and by the senses, but its sub-soil drainage is a thing which may be casually ascertained, but of which no exact record has been made, and therein lies the great benefit of the classification by wheat land.

The fact that such land will produce the crop wheat is not of so much importance as the fact that its power to produce wheat is the surest index that the sub-soil drainage is not too rapid for moisture to be retained by its soil up to the hot season.

When we class land as wheat land or non-wheat land, we are then making a rough classification of land by its sub-soil drainage, and thus it is that in a wheat tract, we find a poor and uneven field with wheat on it, and in a non-wheat tract, we find that a flat field of rich soil will not grow it.

The conclusions contained in this digression on wheat and non-wheat lands may be scientifically inaccurate, or if true, may be truisms which required no demonstration at the hands of an unscientific observer, but whether the conclusions drawn are correct or incorrect, at any rate the facts which I have stated about the differences in the natural features of the wheat and non-wheat tracts are true.

10. The Parseoni group (to which I will now return) is much flatter and more free from

Application of the above argument to the Parseoni group.

surface scouring than the great wheat tracts—an indication of better sub-soil drainage—and the areas which produce wheat most on it are those furthest removed from the rivers, and at the base rather than the apex of the "doab," and those also to the north along the hills, which the imaginary line I drew would exclude from the "doab" altogether. These portions more resemble the wheat tracts both in cropping and rents, and being nearer the hills on the north of the group have a heavier rainfall, and are less suited to kharif.

The area on the ravines by the river would not be wheat land in any part of the district, but it is the tract between these two portions where we have rich soil and hardly anything except kharif crops. In this sort of village I nearly always found that water was far below the surface.

In many instances soil alone would lead one to believe them quite as good as the good villages of the wheat tract, and the only reason assigned by the cultivators for wheat not growing was that it dried up, and was not worth devoting a field to which could produce fine juari.

Some of these good fields crack up more rapidly than in wheat tracts, thereby exposing the roots of the plants to the early hot winds, and another reason sometimes alleged is that white-ants damage the wheat in land of this kind.

I am aware that except in localities where water is exceptionally near the surface, the existence of wells is no sure index of the depth of water, for the construction of wells depends upon such personal considerations as the enterprize of an individual, but it is not without significance that of the 41 wells in this group constructed for irrigation, seven only are found in villages, with little or no wheat land, and 34 in villages with substantial wheat areas. I would then call the Parseoni group a rich one, because while possessed of substantial area of good wheat land, it has in addition large areas of rich soil, which, although too rapidly drained by the large rivers which encompass them to allow of wheat being produced in dry years or to much profit, yet are of great value as producing crops of juari, tur, til and some little cotton, which are of excellent quality, and far superior to the poor kharif crops of the great wheat tracts.

Later on in this report in discussing the rents of the group, I shall endeavour to show why it is that rents in these great kharif-producing villages are higher relatively, and even sometimes absolutely than rents in the great wheat tracts.

11. I now come to the statistics of population and trade, which affect the value of a tract independently of its natural features.

The population of the group at last Settlement was 14,828—it is now 15,603—a rise of only 5 per cent. The population at present falls at 217 to the total square mile, and 288 to the cultivated square mile, and is denser than in the average wheat group. The population is well distributed—only two out of the 41 villages being ‘rich.’

The chief villages with their populations at Settlement and by the Census of 1891, are as follows:—

Village.	Population at Settlement.	By last Census.
	No.	No.
Parseoni	4,039	4,242
Karamblar	999	1,144
Dahigaon Joshi	1,017	1,086
Kothurna	1,028	901
Rigaon	574	636
Palora	511	518
Nimtalai	478	518

12. Parseoni and Dahigaon Joshi have weekly-bazars and schools, but none of the other villages are of much importance.

Palora was once a considerable town and the seat of a Kamaishdar, but it is now a straggling village of but little importance. The great wheat-village of Karamblar is the most substantial in the group, and contains the most prosperous agricultural community; while in Parseoni and Dahigaon Joshi, though there are many good tenants, there is a great deal of debt. In the former, the trading-quarter is most prosperous; while the agricultural quarters of the town look poor.

There is no metalled-road actually within the group, but trade is active there, and the town of Parseoni is only fifteen miles from Nagpur and ten from Kamptee; while the roads from Nagpur and Kamptee to Chhindwara pass just outside the group, and thus it is excellently situated for the disposal of its produce.

The Kanhan river is no doubt an obstacle in the rains, but produce has generally been disposed of long before that date.

If the Ramtek market has to be visited, a good cart-track, ten miles in length, connects Parseoni with Ramtek: the Pench being crossed at Palora, and this track also joins the group with the Seoni road. There are several traders in Parseoni and also in Patansaongi, which is only a few miles outside; the western villages are again quite close to the town of Khapa, the largest town in the Ramtek tahsil. I think I have said enough to show that the cultivators of this group can obtain for their produce the best prices of the Nagpur and Kamptee markets, with but the most trifling deduction for cost of carriage.

13. The next statement deals with the tenures of the group:—

	HELD BY MALGUZARS.				HELD BY MALIK-MAKBUZAS.		HELD BY REVENUE-FREE GRANTEES.		HELD BY ABSOLUTE OCCUPANCY TENANTS.		HELD BY OCCUPANCY TENANTS.		Held by tenants of superior class in ordinary tenant right.	HELD BY ORDINARY TENANTS.		HELD RENT-FREE OR BY PRIVILEGED TENANTS.		Total occupied area (to agree with column 6 of Statement V).
	Assir.	Other than sir.	Total.	Area of total leased.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.		No. of holdings.	As grant from malguzar.	In lieu of service.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present ...	Acres.	Acres.	Acres.	Acres.	396	2,430.49	45	664.86	393	6,605.74	905	15,821.05	1,848.54	404	5,141.16	91.18	524.39	37,853.58
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16 ...	...	...	14	...	...	...	...	...	...	17	...	41	...	...	14	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16 ...	3,439.39	...	3,439.39	...	...	2,146.30	...	1,066.47	...	7,563.50	...	6,266.11	...	...	13,753.44	...	576.86	34,865.07

The proprietors, it will be observed, have added largely to their cultivation, and now hold 14 per cent; while about 8 per cent is held by malik-makbuzas and revenue-free grantees: thus 22 per cent is held by the proprietary classes—a mark of a good group.

Turning to tenant areas, we find that absolute occupancy tenants only hold 17 per cent, but that the decline in the area held by this class has been under 13 per cent; while the occupancy area is $2\frac{1}{2}$ times as large as at last Settlement, and amounts to no less than 41 per cent of the total area in holdings, or over 52 per cent of the tenant area: thus the area held by protected tenants has risen by 62 per cent. A very large area of 1,343 acres, or about 4 per cent of the occupied area is held by tenants of the superior classes in ordinary right, so that the area held by ordinary tenants, pure and simple, is only 14 per cent of the total area.

The size of holdings for a productive group is fair: details are below stated—

			Acres.
Absolute occupancy	...	...	18
Occupancy	...	...	$17\frac{1}{2}$
Ordinary	...	...	13

But the protected classes altogether hold in all rights 23,770 acres, falling at just under 19 acres per cultivating family. To this must be added something for persons holding in two or more villages; for malik-mukbuzas holding land in tenant right; and for persons having land in both absolute occupancy and occupancy right, so that there is reason for estimating about 25 acres as the average holding of a family. The ordinary tenants are the worst off, since they have smaller holdings, and generally rather poorer land.

14. I proceed to a brief account of the proprietors and tenants of the group. The proprietary body of the group consists of 108 persons, of whom 51 are Kunbis, 14 Brahmins, 10 Marathas, 8 Lodhis, 4 Marwaris, 4 Rajputs, 3 Kalars, &c., &c. The only village in which there are a large number of sharers is Hingna, where there are 29, of whom 27 are Kunbis, and a Brahmin and a Kalar have purchased shares; only 9 villages are held partly or wholly by Kunbis. The Hingna-Kunbis are too numerous to be very well-to-do, but the other Kunbi proprietors are all in good circumstances, especially Krishna, Patel, who owns villages in the Kalmeshwar group, and half the fine village of Tamaswari. The Brahmins include the wealthy money-lender Atmaram Taletula, who owns Digbalwari and shares in the fine villages of Dahigaon Joshi (with its rich Chorbari), Intgaon and Tamaswari.

The Lodhi malguzars own several good villages, including the garden-villages of Nimtalai and Kothurna, and with one exception are extremely well off. The Maratha proprietor of Karambhar is a man who has several excellent villages in the Nagpur tahsil.

The Marathas, who own Pipla and Gona, are very well-to-do, as also are the Parseoni-Kunbis, who have several villages in the northern half of the pargana (Bhiugarh group).

The Sansthanik Estate has one village Waghora; and Mariambi, a Mahomedan lady of means, owns Khandala and Singhori. Marwaris and Kalars hold some shares in Palora Sakorla, Haitikhera and Pundhri; while the Brahmins, who have shares in Saholi and Mahadula and own Kathadevi, have also shares in several villages of the Umrer tahsil. Altogether, although the large estates of the district are not represented, there are very few proprietors here who have only single village estates, and the number in debt, exclusive of the Hingna-Kunbis, is extremely small.

15. The proprietors, whose treatment of tenants is not what it should be, are Atmaram Taletula, who does all he can to get them into his debt; the Mahomedans of Khandala, who are extremely high-handed; the Komptis of Babulwara, the Lodhis of Kothurna and Nimtalai, and the Brahmins and Lodhis of Sakurla. The Marwari proprietors are not model landlords, although by no means so bad as many of the species. All those mentioned are held in detestation by their tenants, and though they have not, as a rule, rack-rented, they have ejected a good deal, interfered with *nistar*, and generally are oppressive to the weak.

The Kunbi proprietors are mostly fairly good landlords, but I think that taken all round the landlords of this part of the world do not compare favourably with those of some tracts, but of course many of their tenants are too strong to be coerced, and in certain villages quarrels are frequent. Those of Babulwara and Khandala are a terrified lot, who lend themselves to extortion.

16. There is not much to be said about the tenants of the group; they number exclusive of the Barai community, 1,526 in all.

The chief castes with the numbers belonging to each, are :—

				No.
Castes and condition of tenants.				
Kunbis	...	...	...	644
Telis	...	...	...	168
Mahars	...	...	...	112
Brahmins	...	...	...	95
Malis	...	...	...	79
Lodhis	...	...	...	77
Kalars	...	...	...	44
Gonds	...	...	...	40
Pardehis	...	...	...	22
Marwaris	...	...	...	20
Others	...	...	...	225
Total				1,526

Thus the good cultivating castes of Kunbis, Malis, Telis and Lodhis amount to 63 per cent; while Kalars, Brahmins and Marwaris account for 10 per cent more. There are a good many Gonds in the villages near the hills, but, on the whole, the castes of tenants indicate good cultivation and fair prosperity. The classing of tenants by condition has been effected as usual, and is set out in the following statement :—

Class.	Description.	Number.	Percentage.
A.	Well-off, and lending money or grain	65	4
B.	Well-off, and free from debt	210	14
C.	Average tenants, in debt; but with holdings not mortgaged	1,111	73
D.	Very poor, or very much indebted, or with holdings mortgaged.	140	9
Total		1,526	100

As compared with other groups the characteristic of this group show that fewer people are free from debt, and fewer people are deeply involved: the average tenant is thus much more to the front here.

17. The rental arrears of the group are small; and amounted last season to Rs. 802 only, or 2 per cent of the total rental. In 25 out of the 41 villages there were no arrears, and those in which the largest occur, are :—

				Rs.
Palora	...	...	...	190
Salae	...	...	...	190
Saoli	...	...	...	100
Waghora	...	...	...	84
Pipla	...	...	...	47
In remaining eleven villages	...	...	...	191
Total				802

In Palora the proprietors are a widow and minors, and their agents are constantly being changed. In Salae the proprietor is a mokasdar, and the ordinary rents payable by Gond tenants are high. In Saoli the proprietors are quarrelling between themselves, and tenants are able to play one proprietor against the other. Waghora is a Court of Wards' village, and Court of Wards' kamdars are generally behind the rest of the world in the matter of rent collection: the sum due in Pipra was due by a Gosain, who had absconded. In the absence of special circumstances, such as those mentioned, there are no arrears of any consequence in this group.

There are 14 villages which have been either wholly or partly transferred. Brahmins, Kunbis and Marathas have been displaced by persons of those castes, and there have been some Marwari purchasers. With such high revenues, prices have not been large, but there are some good instances of the rise in value of land. Thus:—

Tamaswari—

Eight annas share sold for Rs. 2,500 in 1877

Do. do. „ 3,500 „ 1879

Do. re-sold for „ 5,500 „ 1886

The transfers by sale of absolute occupancy and occupancy holdings have been fairly numerous; 53 of the former and 23 of the latter having been transferred since the last Settlement. Most of these transfers have been between tenants, but proprietors and money-lenders have also bought several. These transfers amount to 13 per cent of the holdings in the case of absolute occupancy tenants, and a little over 2 per cent of the holdings in the case of occupancy tenants.

19. I now pass to the subject of rents: all those points which bear on the circumstances of the tract, and the condition of the people having been discussed.

The following is the statement showing past and present rates of rent on the acre:—

Class.	Rate at Settlement.	Rate at Present.	Rise per cent.	Total present rents.
	Rs. a. p.	Rs. a. p.		Rs. a. p.
Absolute occupancy ...	1 3 1	1 3 9	3	6,172 3 6
Occupancy ...	1 3 2	1 1 3	-10	17,039 13 0
Ordinary ...	0 13 0	1 0 5	26	6,656 15 0
All-round ...	1 0 1	1 1 8	10	31,868 15 6
Occupancy-cum-ordinary ...	0 14 11	1 1 0	14	23,696 12 0

The rise of occupancy rents when compared with the occupancy-cum-ordinary rate of the last Settlement, has been 17 per cent; while the ordinary area of the present includes some poorish land added to holdings in the villages on the rivers and at the foot of the hills to the north, so that the real ordinary rise has doubtless been somewhat larger than the acreage rise shows. However, the area added to holdings is not so large in this group to make much difference between real and acreage rates.

It is noteworthy that 431 acres of sir are sub-let for Rs. 1,339-4-0, or Rs. 3-3-6 per acre.

20. I have already remarked on the superior quality of the non-wheat-bearing lands, as compared with non-wheat-bearing lands in the wheat tracts. The proposals in which I have recommended adjustment of the wheat land and non-wheat land factors are set out in my letter to the address of the Commissioner of Settlements (copy of which is appended). The figures which I submit in that letter confirm most satisfactorily the wheat factors as between each other which former enquiries had indicated, and more than support the higher scale which I recommend (and which have received the sanction of the Commissioner of Settlements) for non-wheat land. In accordance with the discretion left me, I have adopted 28 for morand I mutafarikat, of the suitability of which I am firmly convinced, after close inspection of the villages in which it is found, and I have adopted for morand II gohari the factor of 25, as against 24 the tahsil factor. In one group, Kalmeshwar, I adopted 26, and the change is a very small one, and borne out well by rents.

21. I now come to the all-important subject of incidences, the usual table of village incidences is given below :—

Village incidences.				No. of Villages.	
Incidences.					
·50 to	·80	...	...	2	
·60	"	·70	...	3	
·70	"	·80	...	2	
·80	"	·90	...	12	
·90	"	1·00	...	3	
1·00	"	1·10	...	7	
1·10	"	1·20	...	2	
1·20	"	1·30	...	2	
1·30	"	1·40	...	3	
1·40	"	1·50	...	2	
1·50	"	1·60	...	1	
1·60	"	1·70	...	1	
1·70	"	1·80	...	1	
Total				...	41

The following are the class incidences—the past rise in rate being added :—

Class incidences.				
Class.	Rise.	Incidence.		
Absolute occupancy	...	3	·97	
Occupancy...	...	17	·95	
Ordinary	26	1·1	
All-round	...	10	·99	
Occupancy-cum-ordinary	...	14	1·00	

22. The standard rate indicated by these incidences on the price enhancement rule of 50 per cent, will be as nearly as possible, the following :—

Standard rate justified by these incidences.			
Absolute occupancy	...	1·45	
Occupancy...	...	1·20	
Ordinary ...	...	1·40	
All-round	...	1·35	
Occupancy-cum-ordinary	...	1·30	

On the whole, I prefer 1·30 as a standard rate, though of course in the villages with incidences below ·90, it will be too high to work up to; such villages can always be dealt with by lower rates; while if the standard were lower, it would not be easy to deal with the villages of high incidences.

23. The rates which I propose are also set out in tabular form, and fall as follows :—

Proposed village rates.				No. of Villages.	
Rate.					
·75	...	...	...	2	
·80	...	...	...	4	
·90	...	...	...	3	
·95	...	...	...	2	
1·00	...	...	...	3	
1·10	...	...	...	4	
1·15	...	...	...	1	
1·20	...	...	...	1	
1·25	...	...	...	2	
1·30	...	...	...	8	
1·40	...	...	...	5	
1·45	...	...	...	2	
1·50	...	...	...	1	
1·55	...	...	...	3	
Total				...	41

An abstract of these rates, is as follows :—

Below the standard	...	...	22
Standard	...	...	8
Above standard	...	...	11
Total			41

The figures therefore fully justify 1·30, although this can be worked up to in only 19 out of the 41 villages of the group, but the adoption of this standard and of the proposed rates cannot be dismissed off-hand as justified on arithmetical grounds.

A standard of 1·30 is higher than any yet adopted; those approaching it being the groups of Kalmeshwar (1·25) and Koradih (1·20), and it is worth while examining what reasons there are for the cases in which high incidences are found.

24. In describing the group I distinguished between what I called the 'doab' and the rest of the group to the north of a line which I described.

It is a matter of no little interest that the villages within this 'doab', which number 21, have an average incidence of 1·20, while the villages to the north of the 'doab' have an average incidence of ·80 only, or 83 per cent below.

The 'doab'-villages are thus 50 per cent more valuable than those to the north—a difference which in a small group like this cannot be ascribed to positions or trade facilities.

Further scrutiny of the villages will disclose that if the wheat land villages be excluded from the 'doab' the average incidence rises to 1·29—the average incidence of the seven excluded villages being only 1·03.

All the villages north of the 'doab' have respectable areas of wheat land, so that what these figures show us most clearly is that the low incidences are to be found in the wheat villages, and the high incidences in the non-wheat villages. We are thus face to face with the problem that rents are much higher in the kharif villages than in the wheat villages.

25. And it has to be remembered that in order to give a better valuation of the non-wheat lands, we have been obliged to raise their factors. Had the old mutafarikat factor been employed, we should have had still more marked differences between the two classes of villages.

The questions then arise what is the cause of rents being high in these kharif villages, are the rents too high, or can they equally be enhanced on price grounds?

Rents higher in non-wheat than in wheat villages.

I do not think that the answer can be too carefully considered.

We have found that over the great wheat tracts of the Nagpur, Umrer and Ramtek tahsils, incidences range lower,—far lower than in the non-wheat tracts. That people value wheat very highly is an undoubted fact; that good wheat fields will pay extraordinarily high rents is another certainty, and it is therefore all the more puzzling why in villages where hardly any wheat can be grown incidences are so high. I will give some figures to show that rents are not only relatively higher, but even in some villages absolutely higher than in good wheat villages.

4.—Non-Wheat villages.

Villages.	Incidence.	Rise since Settlement.	Acreage rate.
			Rs. a. p.
Palora ...	1·33	...	1 7 4
Pipla ...	1·20	1	1 7 9
Garanda ..	1·70	—3	1 3 2
Waghora ...	1·27	23	1 0 3
Dorli ...	1·44	11	1 0 9
Tamaswari ...	1·44	11	1 2 6
Gondni ...	1·59	11	1 6 7

B.—Wheat Villages.

Villages.	Incidence.	Rise since Settle- ment.	Acreage rate.
			Re. a. p.
Karambhar	·66	7	1 1 9
Nimbha	·61	32	0 11 11
Pendhri	·60	20	0 9 5
Bhagi	·88	28	0 13 6
Mahri	·77	1	0 13 6
Babulwara	·88	64	1 2 0

In the above two tables those villages are shown, where—

- A.—There is next to no wheat.
- B.—Wheat is the largest or one of the principal crops.

26. But after all these are only the figures of a few villages, and to make matters clearer, I will take the figures of the chief wheat groups of the Ramtek tahsil, and compare them with the non-wheat groups, in the following respects —

- Percentage wheat land.
- Acreage rate.
- Rise since Settlement.
- Unit incidence.

Here are the details :—

A.—WHEAT GROUPS.					
Group.	Percentage of Wheat land.	Acreage rate.	Rise since Settlement.	Unit incidence.	
		Re. a. p.			
Tarsa-Khat	88	0 12 9	25	·69	
Kodamendhi	85	0 12 11	32	·78	
Chachar	83	1 1 8	20	·94	
Ramtek	70	0 13 3	27	·88	
B.—INTERMEDIATE—PARTLY WHEAT, AND PARTLY NON-WHEAT.					
Dahigaon	58	0 11 11	28	1·06	
Parseoni	54	1 1 8	10	·99	
C.—NON-WHEAT GROUPS.					
Baregaon	18	0 14 9	—5	1·11	
Bhiugarh	22	0 15 4	6	1·28	
Patansaongi	44	1 6 4	4	1·24	

If we were to go to the wheat groups of Umrer for further figures, we should find much the same results.

Another instance, the Takalghat group (Nagpur) had a southern portion with a great deal of wheat and very low incidences, and a northern half with but little wheat and high incidences. In the same way the highest incidences in the Kanholi group, one of the non-wheat groups, are much above the incidences of wheat villages. In every group of wheat land the well-drained riverside villages, where *juari* is specially grown, have higher incidences. I could multiply instances which tended to show that *kharif* lands have been more heavily assessed than wheat lands, in proportion, if not absolutely.

27. Is then non-wheat land as valuable as wheat land? I think from all I can learn, that cotton land is—but the price of cotton is liable to such sudden and violent fluctuations, that any attempt to value lands by cotton yields, as compared with wheat, could not succeed. And I also think that where rainfall is regular and suitable, and *juari* and *tur* grow very finely, the better kinds of soils which could grow wheat, but for their rapid drainage, are but little inferior to the same soils which produce wheat.

Distinction between non-wheat land of inferior and superior description.

In fact the distinction may be explained thus—There are two kinds of non-wheat land.

(a) Non-wheat land which will not grow wheat, because its surface soil is too poor, and this is much inferior to wheat land.

(b) Non-wheat land which has good surface soil, but will not grow wheat, because the sub-soil drainage is too rapid, and this will produce fine *juari* and *tur*, and is but little inferior to wheat land.

Nearly all the non-wheat land of the wheat tracts (except that found in riverain villages where soil is good) belongs to class A. Nearly all the non-wheat land of the better soils in the non-wheat tracts belongs to class B. For (A) class wheat land the usual *tahsil* factors have been shown to be very suitable: for (B) class wheat land the higher factors now employed serve best.

28. But, though this explanation may account for non-wheat land of good quality paying nearly as high as wheat land, it does not account for the extreme lowness of wheat rents in wheat tracts, as compared with rents paid on non-wheat land in non-wheat tracts. As one looks at the high rents of some of the poor villages of the Bhiugarh group, or some of the villages of this group, like Tamaswari, or even much poorer villages like Garanda, and compares them with the low rents of the fine tract Tarsa, or the ridiculous payments made by tenants in the Jaoli group, or to come nearer and back to the group, the extraordinarily low rental of the fine village of Karambhar, one is tempted to wonder what the old *pargana* officers were about. Were they deceived, or why did they squeeze these *juari* villages, and leave the wheat tracts with but the gentlest pressure? The idea that they were deceived cannot be entertained for a moment, and if they acted corruptly or partially, this might affect a village here and a village there, but not such large tracts as those we are dealing with.

Investigation of the causes of the seeming anomaly in rents.

29. An examination of the former revenues will throw great light on the doubtful questions, and one thing to be noticed is that the revenue of to-day does not differ so very much from the revenue of many years ago. There may have been fluctuations, but the general standard has remained much the same, and so it has been also with rents. Rents as paid at last Settlement had not unfrequently been the rents of many years, for rents were generally customary rents, with a small spice of competition for a few of the best fields in every village, and examining the revenues of past days, we may safely infer that rents have not altered much, for rents and revenues have always corresponded closely, and it is the general set of rents of 70 years ago, or even earlier, that still governs the rental pressure in a particular tract, modified perhaps to some extent, but with its origin clearly traceable to days gone by.

30. Consequently, I have come to the conclusion that, although in recent years rents have been modified considerably, yet that the general standard of rents prevailing in any tract is the standard of the beginning of this century. If this be the case then, it throws an important light in the differences of rental pressure met with to-day.

It will be conceded that wheat exports are really only of recent date; that in the troublous times, at the beginning of the century, but very little wheat must have gone to the coast from here; that the number of people who eat wheat regularly (still comparatively few) must then have been confined to a small section of the population of towns, and that wheat, if extensively grown, must have been rather a drug in the market.

Let us imagine wheat selling at Rs. 2 or Rs. 3 a *khandi*, and in a tract of large holdings and poor cultivation, the gross produce of a field would have been Rs. 4 to Rs. 5 only.

Imagine also little or no linseed, and we may form a very good idea as to what kind of value the people may have attached to wheat land at that time.

We know that even at last Settlement juari was more largely grown than it is now, and at that time a demand had undoubtedly sprung up for wheat, so that we may safely conclude that 70 years ago juari was still more largely grown; it was the universal food of the people and it, at the same time, afforded ample fodder for their cattle.

31. What then was looked to in those days, in fixing the payments of the field, the village or the pargana? The answer must be, *their ability to produce juari. Juari must have been the standard of that day*; and this at once explains the whole difficulties that have been met with. All the good wheat tracts where the rainfall is heavy, produce very poor juari, and hence they were of little value in the days before the high prices of wheat, and when linseed was only grown for domestic uses. And thus in this Parseoni group we find the splendid wheat village of Karambhar, which grows but comparatively poor juari, with rents far below those of the villages of the juari-tur order on the Kanhan banks. The great tract in which we find fine wheat fields and fine kharif fields, side by side, is Kalmeshwar, and here I noticed that where there was a wholly wheat village, not growing kharif, its incidence was low.

32. This I feel convinced is the key to the puzzle, and that the solution I am now offering is correct. I will proceed to show by some figures.

I will take the revenues of four parganas—Tarsa and Ramtek, which are wheat parganas essentially, and Bhiugarh and Patansaongi, in which the kharif crops are fine, and wheat is of limited extent, even at the present day:—

Proof that juari was the standard.

Period.		DETAILS OF REVENUE.			
		Wheat tracts.		Non-Wheat tracts.	
		Tarsa.	Ramtek.	Bhiugarh.	Patansaongi.
		Rs.	Rs.	Rs.	Rs.
1824	...	41,609	46,183	49,974	55,173
1827	...	46,651	46,651	51,667	53,750
1840	...	40,324	53,253	47,981	53,487
1852	...	46,671	55,913	50,025	54,126
1856	...	49,381	56,494	59,043	54,031
1858	...	49,811	56,844	51,125	53,301
1864	...	57,314	68,159	46,141	52,072

N. B.—In the first four of these Settlements the figures are the Nagpuri rupees, converted into Government rupees

The next comparison will be that of the incidence on the *culturable* area of the revenue of each pargana in 1825, and in the last Settlement, 1864:—

Pargana.		INCIDENCE ON CULTURABLE AREA.		Rise and fall per cent of 1864, compared with 1825.
		In 1825.	In 1864.	
		Rs. a. p.	Rs. a. p.	
Tarsa	...	0 4 9	0 6 8	40
Ramtek	...	0 4 2	0 6 1	46
Bhiugarh	...	0 11 7	0 10 9	-10
Patansaongi	...	1 3 6	1 2 5	-6

The general conclusions to be drawn from these figures are that doubtless viewed merely as juari-producing tracts all four parganas were over-assessed in 1825, but that as wheat cultivation grew, and as crops which flourished in those tracts were substituted for juari, which was of poor quality, what for juari crops was a high assessment, became for wheat and linseed a low assessment. The high assessment on the good kharif-tracts, on the other hand, was reduced a little, and no cause up to the time of last Settlement had arisen for its enhancement.

From the oldest times juari was thought the standard, and wheat was rated low. At Mr. Ross' Settlement, so far as he could, he at all events rated them equally, and now we find things further altered, and wheat land considered the better land.

Mr. Ross, as I have said, valuing land by soil only,—that is wheat or non-wheat land equally, was able to enhance Ramtek and Tarsa by 20 per cent and 15 per cent, respectively; while he found himself obliged to reduce Bhiugarh by 9 per cent, and Patansaongi by 2 per cent. And thus we shall see that in the wheat-tracts of Umrer and Ramtek, where kharif is poorest, the malguzars have enhanced rents most, while in the kharif-tracts rents have been almost stationary. This is, I am convinced, the true history of rents in this district.

33. What then is the practical outcome of all these figures? I think they make it evident that all enhancements which we impose in the wheat country may be imposed with the lightest heart, and that it will take perhaps three settlements yet before rents are adjusted to the altered circumstances, and the wheat villages pay rents commensurate with the rents paid in the kharif villages. But as regards kharif villages, it is a different story. The over-assessment of old days, rectified in the case of the wheat-tracts by the rise and expansion of the wheat trade, in kharif-tracts has been but gradually, and only to a small extent lightened in subsequent settlements, and the question of whether rents in such villages can be enhanced depends upon, whether the rents at settlements were fair at that time, and can be safely raised on price grounds. This is very difficult to determine, but in fixing on the factors for non-wheat land, I was careful to take for the comparison—

- (a) Only such wheat rents which experience showed to be as high as are ever paid.
- (b) Only such non-wheat rents as were met with in good villages when tenants were not below the average and no arrears existed.

It will be noticed that if all figures available were taken, non-wheat rents were higher than wheat rents, and I have hopes that by adopting the precautions I did in excluding everything at all likely to give an unnatural value to the non-wheat lands, I have arrived at figures which safely represent the relative value of the lands. So that incidences of wheat and non-wheat villages may be said, with some confidence, to represent the true relative rental pressure of any two such villages under comparison.

34. But I still think that in many villages, as a relic of over-assessment of past days and subsequent reluctance to reduce, rents are too high or being too high at last Settlement are fair now, or can only be enhanced to a small extent. I have therefore in this group exercised great caution both in adopting a maximum rate of 1·55, or only 20 per cent in excess of the standard, and in selecting rates in the non-wheat villages which do not go nearly as far as prices would justify.

I find that the average of tenants is as good in the non-wheat villages as in the others, and the general tenor of my proposals, will be seen by following figures:—

Class of Villages.	Average of incidence.	Average of proposed rates.	Average increase proposed.
			Per cent.
Fifteen mutafarikat villages ...	1·31	1·40	7
Twenty-six villages with fair extent of wheat land ...	·84	1·04	23
Total ...	1·01	1·17	16

The natural criticism which would be levelled at these proposals would be that, although the contention is that non-wheat lands are, if valuable, at least not as valuable as wheat lands, yet as rates in mutafarikat villages average 33 per cent above rates in wheat villages—the practical result of the proposals is to value non-wheat lands higher than wheat lands. To this I would reply that the whole course of my argument has been that wheat lands were so

under-valued in the past, that it will take time to raise their rents up to a fair standard. A rate of 1.40 in the kharif villages is not in itself unfair, when it is remembered that the crops produced are specially good of their kind, and that these 15 villages are most excellently situated both as regards the Kamptee and Nagpur markets, and as being in the fertile area of the 'doab'.

It is not that 1.40 would not be also suitable to the wheat villages in the 'doab' such as Karambhar, but simply that they cannot be brought in line with that rate for a long time to come, without seriously affecting the present incomes and style of living, which the tenant have become accustomed to.

35. I will now state the assets of the group at last Settlement, at Present, and as they probably will be, if my proposals are sanctioned :—

Description.			At last Settlement.		At Present.	
			Rs.	a. p.	Rs.	a. p.
Cash	...	...	33,299	3 11	37,647	1 9
Value of sir	...	...	3,882	5 6	6,023	14 5
Siwai	...	...	...	...	549	0 0
Total			37,181	9 5	44,220	0 2

The increase in assets are therefore only 19 per cent, or exclusive of Siwai, 17 per cent; the increase in the occupied area having been 8 per cent, and in the rent-rate 10 per cent. The largest increases of assets have occurred in the villages near the hills, where more land has been cultivated, and in some of the wheat-villages where rents were very low, and have been enhanced by the proprietors themselves.

The revenue fixed at last Settlement was Rs. 29,470, falling at 79 per cent of the assets. The subsequent additions have to be further verified. In some of the villages—notably Pipla, Dorli and Tamaswari it was crushingly heavy. In other villages it was high, but not higher than is often found in this district.

36. The probable amount of revenue enhancement which will be obtained can only be gathered from the estimated results of the rent proposals, which are as follows :—

Class.			Present rents.	Deducted at proposed rates.	Estimated rent enhancements.	Percentage.
			Rs. a. p.	Rs.	Rs.	
Absolute occupancy	...	...	8,172 3 6	10,111	9,806	20
Occupancy	...	...	17,039 13 0	21,589	20,922	22
Ordinary	...	...	6,656 15 0	6,503	6,907	4
All-round			31,868 15 6	38,203	37,635	18

As each village rate was proposed, I calculated the deducted roughly, and estimated a probable rent, as well as possible, allowing for cases in which the proposed rents would be likely to exceed or fall below the deducted rent as the case might be. This disposes of rents.

As regards malik-makbuza revenue I would leave the 'bareja' out of the question, as until I work up all the information I collected about 'pan' cultivation, I cannot say at all what reductions I shall require to propose. Without 'bareja' revenue the malik-makbuza revenue

will be estimated in the same way as rents, about Rs. 3,749. The present malik-makbuza revenue without the 'bareja' is Rs. 3,424, so that the enhancement will only be 9 per cent.

This seems small, but malik-makbuza revenue is very excessive in certain cases. The estimated value of sir I have made roughly, as well as I could.

The total estimated assets will then be, as follows—

	Rs.
Malik-makbuza revenue	3,749
Cash-rents from tenants	37,635
Estimated value of sir, etc.	7,912
Siwai	549
Total	49,845

And the revenue which I estimate (exclusive of 'bareja' revenue) will be Rs. 32,040. The revenue fixed at last Settlement was, exclusive of 'bareja,' Rs. 27,470, so that the proposed revenue will exceed that by Rs. 4,570, or about 16 per cent only, but this is not small, for it will probably be necessary to reduce present revenues in a few cases, and the estimated revenue will fall at a little under 63 per cent of the malguzari assets.

The net enhancement will, of course, be considerably less when the 'bareja' revenue is taken into account on both sides.

37. In conclusion, this report has extended to a most unusual length, but I have been obliged to make this group the text of a discussion which might perhaps have more properly belonged to a Tahsil report. At the time, however, when the report for the Ramtek tahsil was written, I was not in a position to discuss the question in the absence of the aid afforded by the rental statistics and incidences of the various groups of the tahsil. And if my conclusions regarding the true reason for differences of rental pressure in wheat and non-wheat villages be found to be sound, and convincing, as I trust they will, I consider, that the work of rate fixation in other kharif-tracts of this district will be rendered easier and less perplexing, and that the time expended over this report will not have been wasted.

NAGPUR :
Dated the 2nd November 1893. }



R. H. CRADDOCK,
Settlement Officer.

—:O:—

APPENDIX TO THE PARSEONI RENT-RATE REPORT.

—:O:—

Copy of letter No. 528-260, dated the 27th September 1893, from the Settlement Officer, to the Commissioner of Settlements and Agriculture, Central Provinces.

I have already mentioned to you in the course of conversation that in that part of the Ramtek tahsil, which lies to the west of the Pench and between that river and the Katol tahsil, it would be necessary to alter the scale of factors to some extent, so as to lessen the great difference now drawn between gohari and mutafarikat land.

As I find that it will be desirable to make somewhat sweeping changes, I consider it better to have your sanction to the proposed changes before sending up rent proposals on their basis.

In our system great weight is attached to what we find in existence for many years, and it is on rents as paid now over large areas that we form our opinions as to the rent-paying capacity of the land, and the departure which I proposed to make in valuation of the mutafarikat land in this part of the tahsil must receive strong support from existing rents before I can hope for its acceptance by yourself.

I will at once preface my remarks by giving a statement showing what rent is paid per acre on holdings of one class of land for each of the three groups to which my proposals relate.

Here is the statement :—

Group.		DETAIL OF SOILS.							
		KALI II.		MORAND I.		MORAND II.		KHARDI.	
		Gohari.	Mutafarikat.	Gohari.	Mutafarikat.	Gohari.	Mutafarikat.	Gohari.	Mutafarikat.
Baregaon	Area Acres ...	...	149	130	373	329	893	85	5,563
	Rent Rs. ...	...	420	291	846	464	1,607	44	3,217
	Incidence „ ...	...	2 13 1	2 3 1	2 4 3	1 6 7	1 13 0	1 4 1	0 9 3
Parseoni	Area Acres ...	311	...	1,756	500	3,604	1,670	1,438	4,336
	Rent Rs. ...	530	...	2,959	1,094	4,668	2,333	1,127	2,803
	Incidence „ ...	1 11 3	...	1 10 11	2 3 0	1 4 9	1 6 3	0 12 6	0 10 4
Patansaongi	Area Acres ..	491	...	1,508	600	2,305	2,917	161	5,963
	Rent Rs. ...	967	...	3,308	1,477	4,230	5,393	214	3,823
	Incidence „ ...	1 13 10	...	2 3 1	2 7 4	1 13 3	1 13 7	1 4 10	0 10 3

The above statement shows all the holdings over all the three groups, and it will be convenient to state the above again in annas :—

Group.		DETAILS OF SOILS.			
		Kali II.	Morand I.	Morand II.	Khadi.
Baregaon	Gohari	...	35	23	16
	Mutafarikat	...	45	29	9
Parseoni	Gohari	...	27	21	13
	Mutafarikat	...	35	22	10
Patansaongi	Gohari	...	32	29	17
	Mutafarikat	...	39	30	10

If all these ratios be reduced to the scale, Morand I gohari = 32 and the means of three groups be taken, we have the following result :—

		Gohari.	Mutafarikat.
Morand I	...	32	36
Morand II	...	24	26
Khadi	...	15	10

The above figures which deal with large areas, so far as they go, show that not only should mutafarikat factors be raised, but they should be higher than gohari factors, and I have given them first, in order to show, that if I subsequently take the figures of selected

villages to justify the raising of mutafarikat factors, it will not be the case that I have formed my conclusion, and then merely selected a few figures which would prove it correct without paying regard to other figures which might tell in the opposite direction.

One point, however, is clear that the ratios for wheat land as between themselves fully bear out the result of all previous inquiries, and the same may be said of a khardi mutafarikat, for which soil the figures are based on very large areas.

The usual factor adopted for khardi-gohari is 16 and khardi-mutafarikat in all the best khardi-tracts—a factor of 10 has been employed.

This narrows the further scrutiny of the rents paid to a determination of the mutafarikat factors for Morand I and Morand II. As regards Kali II soil, which is limited in extent, I will make proposals after the morand factors are disposed of.

The statements which I am now going to set forth relate to these same three groups, the following principles having been acted upon in selecting villages of which rates have to be considered—

- (a) I exclude all details which refer only to small areas.
- (b) I exclude all abnormal figures.
 - (i) Whenever owing to the existence of a large town (or village with a small area), demand has raised rents to an abnormal extent.
 - (ii) Whenever rents are very high, and the condition of the people shows that they are too high.
 - (iii) Whenever owing to the large quantity of one particular class of soil in village, demand is very low.

Under (i).—Are excluded Khapa, Waki, Parseoni and Wakori.

Under (ii).—I exclude Kochi, also Wakori.

Under (iii).—I exclude Nimbha and Karambhar.

My object is to get rid of every element likely to vitiate comparison, *e. g.*, Karambhar has an enormous area of wheat land with large holdings, and the demand is low; while Kochi, for instance, pays such abnormally high rents on its mutafarikat land, that the inclusion of both these details would magnify the value of mutafarikat land at the expense of gohari.

The following statement relates to some selected villages of the Patansaongi group.

Patansaongi Group.

Villages.	MORAND I.		MORAND II.		MORAND I.		MORAND II.	
	WHEAT LAND.				MUTAFARIKAT.			
	Area.	Rent.	Area.	Rent.	Area.	Rent.	Area.	Rent.
	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.
Bhendals	...	...	260	540	41	111	40	48
Ranala	...	...	...	...	70	139	184	300
Kodegohan	400	777	441	873	...	...	...	...
Potah	...	...	...	...	...	...	153	242
Malegaon	89	180	99	131	...	...	...	...
Dahigaon	...	...	...	...	...	...	99	159
Patansaongi	79	222	300	435	...	...	...	...
Silewari	...	...	...	...	...	...	110	118
Kodadongri	50	124	474	706	...	...	...	...
Walni	63	159	77	167	62	174	160	342
Takli	75	212	76	157	...	...	92	157
Isapur	114	272	69	112	...	...	112	290
Kauras	...	...	56	91	...	...	120	127
Tigai	252	616	...	...	...	...	...	...
Karazghat	...	...	...	...	163	260	...	...
Manegaon	...	...	169	420	...	...	...	...
Total	1,122	2,562	2,021	3,632	339	684	1,110	1,784

The rates thus paid over considerable areas, are—

			Rs.	a.	p.
Morand I gohari	...	...	2	4	0
Do., II do.	...	...	1	12	0
Do., I mutafarikat	...	...	2	0	0
Do., II do.	...	...	1	9	0

If these sums be expressed in annas, the resulting ratios, are :—

Morand I gohari.	Morand I mutafarikat.	Morand II gohari.	Morand II mutafarikat.
36	32	28	25

which again reduced to morand I gohari = 32, results in the following ratios :—

Morand I gohari.	Morand I mutafarikat.	Morand II gohari.	Morand II mutafarikat.
32	29	25	22

The next statement relates to a few villages of the Baregaon group which is situated farthest west.

Baregaon Group.*

Villages.	MORAND I.		MORAND II.		MORAND I.		MORAND II.	
	WHEAT LAND.				MUTAFARIKAT.			
	Area.	Rent.	Area.	Rent.	Area.	Rent.	Area.	Rent.
	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.
Khubala	114	251	63	110	...	...	167	245
Baregaon	...	...	62	110	144	326	168	286
Temburdoh	...	...	127	172	105	213	...	...
Garanie	...	...	...	...	...	...	92	70
Total	114	251	252	392	249	539	427	601
Rate in rupees	...	2 3 0	...	1 10 0	...	2 2 0	...	1 6 0
Ratio in annas	...	35	...	26	...	34	...	22
On scale of morand I gohari = 32	...	32	...	24	...	31	...	20

The areas obtainable here are not large, for the group is poor, and most holdings have some khardi also. But these villages give excellent examples of the good mutafarikat lands in the west of the tahsil.

The next statement gives figures for selected villages of the Parseoni group :—

Villages.	MORAND I.		MORAND II.		MORAND I.		MORAND II.	
	GOHARI.				MUTAFARIKAT.			
	Area.	Rent.	Area.	Rent.	Area.	Rent.	Area.	Rent.
	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.
Mabari	...	...	91	101	...	...	...	...
Khandala	153	206	111	228	151	297	196	320
Gona	56	96	...	...	...	...	130	190
Tamaswari	...	...	...	...	68	158	115	188
Pardi	...	...	76	174	...	...	77	65
Kusambhi	...	...	113	139	...	...	61	66
Waghora	...	...	...	...	...	...	114	104
Batulwara	...	...	178	217	...	...	...	...
Mogra	...	...	129	253	...	...	...	...
Dahigaon Joshi	487	1,039	140	310	158	373	195	333
Kothurna	...	...	...	...	...	...	72	46
Mahadala	...	...	...	...	...	...	56	62
Total	696	1,441	851	1,422	377	828	1,016	1,374

Rate in rupees	...	2	1	0	1	10	0	2	3	0	1	6	0
Ratio in annas	...	33	:	26	:	35	:	22	:	22	:	21	:
Reduced to morand I gohari = 22	...	32	:	25	:	34	:	21	:	21	:	21	:

If results for all three groups are added together, the total is, as follows:—

			WHEAT LAND.			MUTAFARIKAT.		
			Area.	Rent.	Rate.	Area.	Rent.	Rate.
			Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.
Morand I	...	...	1,032	4,254	2 2 0	965	2,051	2 2 0
Morand II	...	...	3,124	5,446	1 12 0	2,553	3,709	1 7 0

If the ratios are expressed as before in annas, the following results:—

Morand I gohari.	Morand I mutafarikat.	Morand II gohari.	Morand II mutafarikat.
34	34	28	23

If these are reduced to the scale of morand I gohari = 32.

32 : 32 : 26 : 22 :

But I would prefer a method which gives the average ratio in the three groups and not the ratios of the three groups combined, for by the former means equal weight is given to ratios found in the three groups; while by the latter method the ratios of one group in which the largest areas are situated prevail over the ratios of the other groups, and so our results are less widely representative.

The ratios of each group and the resulting means are therefore re-stated together.

Ratios on scale morand I gohari=32.

			MORAND I.		MORAND II.	
Groups.			Wheat land.	Muta- farikat.	Wheat land.	Muta- farikat.
Patansaongi	...	...	32 :	29 :	25 :	22 :
Baregaon	...	...	32 :	31 :	24 :	20 :
Parseoni	...	...	32 :	31 :	25 :	21 :
Mean ratios	...	...	32 :	31 :	25 :	21 :

These then would be the factors which the investigation of present rents paid over large areas would justify, but it will not be amiss if these results are again corrected, as it were by examination of particular villages. It will be seen that the value attaching to morand I and II mutafarikat is raised very largely by the figures of Dahigaon Joshi in Parseoni, and by the figures of Walni in Patansaongi. These, it will be seen, which were entered merely because the areas were large, and these villages contained every kind of soil, are much above the general average of rents paid, and in my opinion more value is to be attached to results of a number of villages in which rates bear a close resemblance to each other than to results raised or lowered by abnormal figures. Do the figures of that one village justify our raising the factors over three groups? I think not, and I would eliminate those mutafarikat rents from the total, and observe the result.

The rate of morand I mutafarikat falls in the Patansaongi group to Re. 1-13-0, and that of morand II to Re. 1-7-0. Similarly the rates for these soils in Parseoni fall to Rs. 2-0-0 and Re. 1-4-0, respectively.

If then the process of reducing them to the standard factor scale be gone through, the figures given, will be :—

			Morand I mutafarikat.	Morand II mutafarikat.
Patansaongi	...	...	26	: 20 :
Parseoni	...	...	31	: 10 :
add Baregaon	...	...	31	: 20 :
Means	...	...	29	: 20 :

On a whole survey of these numerous tables I would then adopt 28 as the factor of morand I mutafarikat, and 20 as the factor for morand II mutafarikat.

The scale will then run :—

Morand I gohari	...	...	32
Do., mutafarikat	...	...	28
Morand II gohari	...	...	25
Do., mutafarikat	...	...	20
Khardi gohari	...	...	16
Do., mutafarikat	...	...	10

A factor for kali II has still to be determined. Not much of this land is found constituting a single holding.

The largest area of gohari land is found in Burajiwara and Patansaongi, where 229 acres pay Rs. 603, or 42 annas per acre, which if reduced in the same way as the other ratios of the Patansaongi group, gives a factor of 37.

In the Baregaon group we have exclusive of two small plots in Kochi and Baregaon 132 acres of kali II mutafarikat, paying Rs. 348, or also 42 annas per acre, which reduced to standard factors, on the same scale, gives the same factor of 39.

There are hardly enough data on which to base a decision, but naturally enough, the soil must be very excellent to be classed as kali II mutafarikat, and I would make but little difference between them, and take it as the same difference as exists between kali II gohari and morand I gohari.

The next question is are these results which raise mutafarikat land to so much nearer a level with gohari to be relied upon, and have they any independent support?

My local inquiries showed that the people valued them very highly for the cotton and juari which they produce, and they laid quite as much store on their cotton as on their wheat; very often the only difference between gohari and mutafarikat land is merely of sub-soil drainage, and not of composition, colour or depth. Wheat was not grown because experience showed that the drainage of the field was such that cotton yields were enormous; while, perhaps, the drainage of another field was not quite so rapid, and any spell of rain damaged the cotton, making it more profitable to devote the field to wheat, which its superior power of retaining moisture made it more suitable for. And I consider that in the kali and morand I soils of this group wheat cultivation will vary with the relative prices of wheat and cotton, *i. e.*, that there will always be midway between the pronounced gohari and mutafarikat land, land which will pay better for cotton in one year and better for wheat in another year, *i. e.*, land which is fairly well drained and can be relied on for a fair cotton crop, whatever the season, while if the cold-weather rains failed, the wheat crop would wither. Cultivators have told me that they might devote more land to wheat, if they could calculate on good rain at sowing time and fall at Christmas, but as they are certain of a good cotton crop, they prefer 'a bird in the hand to two in the bush.'

Karambhar is all wheat, and the cultivators regretted that cotton would not grow there, because ground was too damp.

But concrete examples are better than abstract, and I consulted Balaji, patel, of Baregaon, and the Baregaon patels are known as among the best cultivators of the district.

Balaji, patel, owns Baregaon, Temburdoh and several other villages in this mutafarikat area, and he has purchased a village called Kem, of the Waroda group.

In the former villages there is typical kali II and morand I mutafarikat land, growing cotton and juari, but with very few wheat fields; in the latter we have equally typical black soil kali II and morand I gohari of the great wheat-country of the Nagpur pargana, and he gave it as his opinion that his black soils in Baregaon and his black soils in Kem were of about equal value.

So far then as the opinion of the people and the quality of the crops go, the results arrived at by comparison of rents are borne out; but I would still take one more precaution, *i. e.*, that of examining the condition of the tenants in typical villages of mutafarikat land where rents are on a scale as higher or higher than those on which the proposed factors are based.

In the villages of Baregaon, Temburdoh, Khubala and Tamaswari, where rents on these lands are high, the cultivators are a most substantial lot, and B class tenants largely outnumber D. There are also no rental arrears. On the other hand, where rents are on a much higher scale than these, *i. e.*, in Wakori, Khapa, Bina, &c., the large number of D class tenants is remarkable.

The following then are the factors which I propose to adopt:—

Soil.				Gohari factor.	Mutafarikat factor.	Difference per cent.
Kali II.	...	...	...	36	32	—11
Morand I.	...	...	...	32	28	—12
Do., II.	...	...	...	25	20	—20
Khardi	...	...	...	16	10	—37

I have now only one group east of the Pench to complete, and Mr. Swiney is getting on with the Dongartal group, and the calculation of incidences in the Patansaongi, Baregaon and Parseoni groups will be delayed for factors. I would ask therefore if you can kindly do so, that you will communicate to me by telegram the mutafarikat factors which you are pleased to sanction.

[True copy.]

NAGPUR:

Dated the 2nd November 1893. }

R. H. CRADDOCK,

Settlement Officer.

—:0:—

RENT-RATE REPORT FOR THE PARSEONI GROUP OF THE RAMTEK TAHSIL IN THE NAGPUR DISTRICT.

—:0:—

No. C-458, dated the 12th November 1893.

Submitted to the Revenue Secretary to the Chief Commissioner.

We enter here the tract of kharif cultivation which runs along the north of the Nagpur and Wardha districts, and reaches its most characteristic extent in the adjoining tahsil (Sausar) of the Chhindwara district. In typical villages

here land is of value more for its cotton or juari-growing capabilities than for its ability to grow rabi crops, and the Settlement Officer has rightly raised the factors for "minor crop" land very considerably. His reasons are given in a letter (No. 528-260, dated the 27th September 1893) addressed to me on the subject, a copy of which is appended to his report. The conclusions therein stated and supported by an analysis of present rental incidences are borne out by such acquaintance as I possess with the agriculture of this tract of country.

2. The Settlement Officer has discussed at great length the causes which render "minor crop" land of relatively higher value in this locality. He is no doubt able to point to some of them, but his conclusions are not all borne out by our experiences in other districts. To bear good kharif crops, land must of course, be well drained, but the distance to sub-soil water has no very intimate connection with the matter. In no locality is the distance to water greater than in the wheat growing plains of the Hoshangabad district, which, moreover, in their situation as regards the river Nerbudda would, according to Mr. Craddock's reasoning, be particularly well fitted for kharif crops; whereas, as a matter of fact, kharif crops cannot be grown in them. My impression is that the black soil in kharif villages is of a much lighter texture and more friable than in rabi tracts. And the amount and distribution of the rainfall, which is subject to much local variation, is no doubt a factor of much importance. One fact is certain that in a kharif-tract the relative value of wheat land diminishes, and, conversely, with kharif land in a wheat tract. This justifies the change made in the factors.

3. Another fact discussed at length is the higher incidence of rents in kharif villages. The Settlement Officer is no doubt right in attributing this in part to greater relative value of kharif produce in past years before the wheat export-trade was established. Where rents have followed prices, as for instance, with the rents of ordinary ryots in the Nerbudda Valley, the rents paid for wheat land are immensely larger than any now paid for kharif lands in Nagpur. This conclusion warrants our imposing larger ryoti enhancements in the wheat country of Nagpur than in the kharif country, and I wish that the Settlement Officer had come earlier to this conclusion, as his enhancements have been, in my opinion, rather too moderate. But it is not improbable that in the Nagpur country good kharif lands may really be more valuable than wheat lands. The climate is not so well suited for wheat as that of the Northern districts. And it must be remembered that kharif cultivation has a value of its own in the fact that it enables the ryot to profit by his manure. It seldom pays to manure land which is exclusively used for the growth of wheat.

4. The Settlement Officer has adopted a standard rate of 1.30. His village rates will enhance absolute occupancy rents by 20 per cent, and occupancy rents by 22 per cent. These are very moderate enhancements, and I think he might reasonably have raised somewhat higher. There can be no question that the prices of kharif products have doubled. The prices of rabi produce may have risen still more largely, and the Settlement Officer evidently desires to treat kharif villages more leniently than rabi villages. But, if so, I believe he has been too moderate in dealing with rabi lands: his treatment of them must not be taken as a standard, and an enhancement of only a fifth seems decidedly low in the absence of special reasons. There are no rent arrears to speak of, and the number of ryots classed as indigent is very small. I have then suggested some increases in the unit-rates proposed for certain of the kharif-growing villages.

J. B. FULLER,

Commissioner of Settlements and Agriculture,

Central Provinces.

STATEMENT A. — Parseoni Group (No. II) of the Ramtek Tahsil, Nagpur District.

Serial and Settle-ment Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Reve-nue.	Per-cent- age on assets.	ASSETS AT PRESENT.			Increase in assets since last Settle-ment.		In-crease per cent in culti- vation
		Cash.	Estimated value of sir, khudkasht and musaf land.	Total.			Cash.	Estimated value of sir, khudkasht and musaf land.	Total.	Actual.	Per-cent- age.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
1												
300	Palora, Mahal I...	1,230 0 0	155 2 2	1,385 2 2	900	65	796 9 0	138 14 3	935 7 3	386 5 0	25	26
	Do., do., II...						793 4 0	42 11 11	835 15 11			
2												
299	Pipla ...	1,352 8 0	111 3 4	1,463 11 4	1,200	82	1,477 11 0	134 3 0	1,611 14 0	148 2 8	10	7
3												
298	Gona ...	811 4 0	6 2 10	817 6 10	800	77	823 8 0	98 0 1	921 8 1	104 1 3	12	6
4												
279	Goranda ...	933 9 0	61 15 3	1,000 8 3	700	70	864 0 0	129 10 0	993 10 0	—6 14 3	—1	...
5												
278	Waghora ...	745 15 0	21 3 7	767 3 1	600	78	867 15 6	26 3 9	894 3 3	127 0 2	17	17
6												
274	Dorli ...	693 5 0	133 13 10	817 3 10	750	92	777 5 0	138 8 8	915 13 8	98 9 10	12	—3
7												
275	Saholi ...	165 0 0	23 15 6	188 15 0	150	79	215 4 0	43 13 2	259 1 2	70 1 8	37	10
8												
276	Singhori ...	585 4 0	69 8 0	654 12 0	400	61	598 0 0	106 1 5	702 1 5	47 5 5	7	11
							46 0 0	61 4 0	107 4 0	34 1 0	4	19
							95 8 0	...	95 8 0			
							34 0 0	18 8 2	52 8 2			
							69 12 0	22 4 5	92 0 5			
							40 8 0	4 14 8	45 6 8			
							14 8 0	81 12 3	96 4 3			
9												
277	Hingna ...	361 4 0	869 7 6	730 11 6	675	92	9 0 0	46 15 8	55 15 8	34 1 0	4	19
							11 0 0	84 9 3	95 9 3			
							5 0 0	32 1 10	37 1 10			
							10 0 0	77 2 9	87 2 9			
10												
281	Tamaswari Mahal I...	929 11 0	243 4 11	1,172 15 11	1,150	98	555 0 0	90 5 10	645 5 10	350 3 0	21	8
	Do., do., II...						734 0 0	44 2 1	778 2 1			
11												
280	Sonegaon ...	529 8 0	36 9 10	566 1 10	500	88	555 8 0	77 5 10	633 3 10	66 12 0	12	20
12												
297	Gondri ...	962 0 0	84 0 8	1,046 0 8	750	72	1,092 87 0	104 13 1	1,197 5 1	161 4 5	14	4

STATEMENT A.—Parseoni Group (No. II) of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and land held by privileged tenants.	Total.			Cash.	Estimated value of sir, khudkasht and land held by privileged tenants.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
13 296	Palsori ...	348 0 0	92 3 11	440 3 11	380	86	364 0 0	175 5 1	539 5 1	99 1 2	22	10
14 235	Parseoni, Mahal I	2,824 18 8	90 11 6	2,915 9 2	2,200	75	2,483 6 8	596 1 11	3,079 8 7	163 15 5	6	—2
	Do., do., II... (Bareja)	2,350 11 9	...	2,350 11 9	2,000	85	2,356 3 9	...	2,356 3 9	5 8 0	Nil.	Nil.
15 234	Babulwara ...	377 12 0	25 15 3	403 11 3	300	74	639 8 0	44 15 3	684 7 3	280 12 0	70	4
16 237	Bhagi ...	372 8 0	104 1 6	476 9 6	500	105	433 8 0	182 2 0	615 10 0	189 0 6	29	—6
17 293	Mahari ...	389 0 0	96 6 6	485 6 6	420	87	290 8 0	226 15 4	517 7 4	32 0 10	7	2
18 236	Bansinghi ...	419 7 0	29 15 9	449 6 9	400	89	667 0 0	79 6 1	746 6 1	296 15 4	60	5
19 295	Digalwari ...	708 0 0	91 12 11	799 12 11	700	87	787 4 0	105 9 5	892 13 5	93 0 6	12	—5
20 94	Karambhar ...	3,023 7 0	209 1 8	3,232 8 8	2,700	84	3,140 5 6	328 2 3	3,468 7 9	235 15 1	7	3
21 282	Intgaon, Mahal I.						507 8 0	220 2 2	727 10 2			
	Do., do., II.	1,760 8 0	491 7 8	2,251 15 8	1,750	78	586 0 0	134 1 7	720 1 7	154 9 9	7	5
	Do., do., III.						757 8 0	201 5 8	958 13 8			
22 238	Pardi ..	510 8 0	145 3 4	655 11 4	500	76	544 0 0	114 14 8	658 14 8	3 3 4	...	13
23 45	Khendala ..	1,440 8 0	138 11 5	1,579 3 5	1,100	70	1,680 8 0	331 3 9	2,011 11 9	432 8 4	.28	4
24 285	Dahigaon Joshi, Mahal I.						1,602 12 0	148 5 2	1,751 1 2			
	Do., do., II...	3,339 0 0	319 15 4	3,658 15 4	2,600	71	2,050 4 0	39 14 1	2,090 2 1	182 3 11	6	...
25 236	Chorbardi, Mahal I.	79 4 0	4 2 10	83 6 10	10	120	105 0 0	...	105 0 0	91 3 0	10	139
	Do., do., II..						67 0 0	2 9 10	69 9 10			
26 237	Nimbha ...	631 7 0	114 1 1	745 8 1	65	87	868 5 0	159 5 10	1,027 10 10	282 2 9	38	23
27 292	Pendhri ...	233 8 0	25 5 10	258 13 10	200	77	313 0 0	50 3 9	363 3 9	104 5 11	40	43

STATEMENT A -Parseoni Group (No. II) of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation
		Cash.	Estimated value of sir, khudkasht and land held by privileged tenants.	Total.			Cash.	Estimated value of sir, khudkasht and land held by privileged tenants.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
28 290	Kusamdara ...	77 4 0	13 0 7	90 4 7	100	111	138 0 0	100 5 7	238 5 7	148 1 0	164	175
29 288	Sakarla Mahal I. ...	152 0 0	20 3 7	172 3 7	211	123	159 0 0	99 5 6	258 5 6	321 4 7	133	64
	Do., do., II...						197 14 0	37 4 8	235 2 8			
30 246	Saoli ...	366 0 0	31 6 1	397 6 1	350	88	434 1 4	79 1 9	413 3 1	115 13 0	29	17
31 245	Mogra ...	240 0 0	131 14 8	371 14 8	300	81	525 4 0	134 1 9	709 5 9	337 7 0	91	12
32 289	Kanhadevi ...	46 0 0	44 12 0	90 12 0	40	44	172 12 0	3 5 10	176 1 10	85 5 10	94	471
33 244	Salai ...	574 1 0	29 9 0	603 10 0	450	75	1,022 1 0	46 8 7	1,068 9 7	464 15 7	77	77
34 76	Haitikhera ...	153 8 0	51 5 8	204 13 8	160	78	312 0 0	118 12 5	430 12 5	225 15 2	110	131
35 73	Kusambhi ...	406 8 0	11 4 11	417 12 11	354	85	357 0 0	159 6 9	516 6 9	98 9 10	24	7
36 72	Nimtalai ...	467 12 0	71 6 10	539 2 10	400	74	507 0 0	67 11 4	574 11 4	35 8 6	6	2
37 70	Kathulna ...	1,217 0 0	50 1 1	1,267 1 1	1,000	79	1,282 12 0	122 10 4	1,405 6 4	138 5 3	11	16
38 69	Kirnapur ...	475 4 0	25 18 10	501 1 10	300	60	520 0 0	52 4 9	572 4 9	71 2 11	14	22
39 249	Wagholi ...	441 0 0	34 18 4	475 13 4	380	80	579 0 0	47 2 7	626 2 7	150 5 3	32	33
40 248	Chicholi ...	199 12 0	40 10 1	240 6 1	200	83	174 12 0	106 7 10	281 3 10	40 13 9	17	23
41 247	Mahadula ...	380 8 0	30 4 8	410 12 8	350	85	538 4 0	54 2 10	592 6 10	181 10 7	44	28
GRAND TOTAL ...		33,299 3 11	3,882 5 6	37,181 9 5	29,470	79	37,647 1 9	6,023 14 8	43,671 0 2	6,489 6 9	17	14

STATEMENT C.—Parseoni Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present incidence over that of last settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. s. p.	Rs. a. p.				
	(Absolute occupancy ...	...	...	...	47-14	76 0 0	1 9 10	...	1-04		
	Palora, Mahal I. { Occupancy ...	...	...	...	155-04	332 0 0	2 2 3	...	1-41		
	(Ordinary ...	...	...	...	249-18	311 9 0	1 4 0	...	1-60		
	All-round ...	...	...	...	451-36	719 9 0	1 9 6	...	1-43		
	Occupancy-cum-ordinary ...	...	...	...	404-22	643 9 0	1 9 6	...	1-49	Ryoti 1-40 (Sanctd. 1-40)	
	Malik-makbuza ...	...	...	...	64-87	77 0 0	1 3 0	...	83	Sir 1-55 (Sanctd. 1-50)	

now pays Rs. 1.408, or 20 per cent more, so that on the all-round figures, at full price considerations, the rate for the village would be 1.65. But as I have said, I think, that the old rents at last Settlement had been raised up by former competition, and this is not a village in which I should care to exceed the standard rate by much, so I propose 1.40 both for ryoti and sir land. This will give substantial enhancement of absolute occupancy tenants and malik-makbuza, and is not much below the rate 1.50, which occupancy rents, compared with occupancy-cum-ordinary of last Settlement, justify.

This is the Kunbi's mahal, where chiefly, owing to bad management and disputes, proprietor being a minor, the arrears have accrued, but rents are certainly higher here, and there is nothing to warrant departure from the rate proposed above, for the village as a whole. Sir covers about 13 per cent, and some of it is sublet at over Rs. 4 an acre, and I would value it at 1.55, as justified by ordinary rents.

This belongs to the Marwari lady, and occupancy rents are here on a more moderate scale. The rate proposed for the village should yield fair enhancement of occupancy rents. I propose 1-40. Proprietary cultivation here is trifling.

This is a large village in area south of Palora on the Pench, and with very similar land. On the river is khardi; there is good dark morand of both classes, of a kind, sometimes devoted to wheat, but more generally to jvari. It seems that a good jvari crop is almost a certainty, while wheat will only grow well if there is good rain at sowing time and in the cold weather. Jvari-tur and tur are by far the largest crops, and gram, wheat, linseed, lac and cotton grow on comparatively small areas. The village site on the river's edge is only a fair one. The proprietor is a well-to-do Maratha, connected with the Bhonsla family, who holds several villages, including the adjoining village of Gona. There are 40 tenants in all, of whom 30 are local. They include 27 Kurbis, 2 Brahmins, 2 Mahomedans, 4 Mahars, &c., &c., and are classed as A 1, B 3, C 31 and D 5; a fair lot only. Arrears of Rs. 47 are due by a Gossin, who absconded. Not much land has been added to the occupied area; only about 6 per cent; so that the rise in rent-rate, even allowing for this, can have been but very small. At the same time this occasional wheat-bearing land cannot be ranked as superior of its class, and I would deprecate full enhancement being pressed, and propose 1-40 only, or the same rate as in Palora. The tenants are, it will be observed, rather below average, and the village has no great air of prosperity. I would value sir at 1-50, as justified by the ordinary rents. It will be difficult even to maintain the present demand here.

This is rather a second-rate village on the Pench south of Pipla, and owned by the same proprietor. Less than 20 per cent here is wheat land: the bulk of the soil is morand II mutafatkat, with some khardi. The village site is only an average one, and the chief crops are jvari-tur and tur, together covering about five-sixths of the cropped area. There is a good deal of poor khardi on the river. There are 22 tenants, of whom only 9 are local—6 come from Pipla, and the rest from surrounding villages. They include 13 Kurbis, 2 Brahmins, 2 Telis, 2 Marathas, &c., and are classed as A 3, B 3, C 15 and D 1; a fair lot; some of the outlanders are good, but local men are not up to much, and they seem rather a quarrelsome lot. Most of the tenants have, however, acquired occupancy rights, and there are no arrears at all. The occupancy figures point to the standard rate of 1-30, which,

Do., do., II	{ Absolute occupancy Occupancy Ordinary	All-round	134-17	226 0 0	1 10 11	...	...	1-18
			234-38	323 4 0	1 6 1	...	...	1-13
			144-40	139 0 0	0 15 5	...	...	1-12
			512-95	688 4 0	1 5 6	...	...	1-23
			378-78	462 4 0	1 3 6	...	...	1-20
			53-89	105 0 0	1 15 2	...	...	1-17
			359-29	585 0 0	1 10 1	3	...	1-15
			364-05	549 11 0	1 8 2	2	...	1-13
			248-24	305 0 0	1 3 8	-7	...	1-52
			971-38	1,439 11 0	1 7 9	1	...	1-20
Pipla	{ Absolute occupancy Occupancy Ordinary	All-round	371-49	591 1 0	1 9 6	...	...	1-24
			233-70	346 10 0	1 7 9	...	...	1-32
			312-22	414 13 0	1 5 3	...	...	...
			917-41	1,352 8 0	1 7 7	...	...	...
			545-92	761 7 0	1 6 4	...	...	...
		
		
		
		
		
Gona	{ Absolute occupancy Occupancy Ordinary	All-round	203-14	286 8 0	1 6 7	...	...	1-11
			...	...	...	...	...	-95
			353-50	368 12 0	1 0 8	...	...	1-49
			556-64	655 4 0	1 2 10	...	...	1-10
			353-50	368 12 0	1 0 8	...	...	1-09
			85-63	156 0 0	1 13 2	...	...	1-22
		
		
		
		

deal of land as a tenant, and has a fine house, lending money and grain. The chief castes are Kumbis, who number 20, and 22 out of 26 tenants are local. They are classed as A 1, B 3, C 20 and D 2; just an average lot. At the time of attestation Rs. 84 were in arrears, and several tenants are troublesome about rents—often the case in Court of Wards' village. With only 10 per cent wheat land, and such a large extent of khardi mutafarikat and such terribly uneven land on the river, the cultivation is fairly close, and though I would not enhance up to the full limits warranted by price, which would justify 1.55, I would adopt 1.40 as in Palora, Pipra, &c., and level up, without hesitation, to that rate. There is no sir at all.

This is a fair-sized village south of Waghora situated at the junction of the Fench and Kanhan rivers. There is some wheat land in a strip along the nala towards Singghori on the west, where there is some alluvial soil, and there are also small patches of wheat land in various parts, but the bulk of the land is mutafarikat morand II and khardi, with a little retari. Jnari-tur and tur are the chief crops, with a fair area of linseed, and just a little wheat and cotton. The proprietors are Marathas, having villages also in the Katol tahsil. There are 29 tenants, of whom 26 are local. They comprise 16 Kumbis, 6 Malis, 4 Mahars, 2 Brahmins, &c., and are classed as A 1, B 4, C 20 and D 4; a fair average lot. The village site is not a poor one, nor does it look very substantial. But there are no rental arrears, and the village is quite close to Kamptee, so that a full rate may, with perfect safety, be adopted here, and I would adopt, as a maximum rate, 1.55, which will yield but a small enhancement of rents, that have risen hardly at all since last Settlement. The same rate will do for sir. It will be necessary to give some relief to certain lands damaged by floods.

This is a considerable village as to area, lying west of Dorli on the Kanhan river; it was 'with' at last Settlement, but the present proprietor, a Brahmin of Sitabaldi, has begun establishing a village site, and is constructing a well. The surface of the lands is undulating, and in parts much cut up near the river, and the soil is nearly all khardi mutafarikat, with some retari and bardi, and only a little morand. There is only a petty area (8 acres) of wheat land. Jnari and tur are the chief crops, and a little bajra is grown. There are 18 tenants, of whom 14 are of Bhamegaon, across the river, and 3 of Singghori, to the north. The chief castes are—Kumbis 11 and Brahmins 2, and the tenants are classed as A 2, B 6 and C 10, and are thus rather a good lot. The occupancy holdings of last Settlement continue, and there are no rental arrears. Occupancy tenants include some wealthy men, holding on low rents, and the rents of this class are low, and have risen but little. I would therefore adopt the standard rate of 1.30, and give margins to individuals requiring them among the occupancy

Dorli	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	184-06	187 0 0	1 0 3	172-40	181 0 0	1 0 10	4	1-36
		170-62	142 4 0	0 13 4	276-25	283 4 0	1 0 5	23	1-43
		198-00	191 1 0	0 15 5	136-43	147 0 0	1 1 3	12	1-58
		552-68	520 5 0	0 15 1	535-08	611 4 0	1 0 9	11	1-44
		368-62	333 5 0	0 14 6	412-68	430 4 0	1 0 8	15	1-48
		109-12	163 1 0	1 7 11	109-33	166 1 0	1 8 4	2	1-51
1-55 (Sanctd. 1-60)									
Saheli	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	...	...	...	...	...	...	...	...
		70-50	36 0 0	0 8 2	356-91	130 4 0	0 5 10	29	87
		462-00	129 0 0	0 4 6	176-63	80 0 0	0 7 3	61	1-44
		532-50	165 0 0	0 4 11	533-54	210 4 0	0 6 4	29	1-02
		532-50	165 0 0	0 4 11	533-54	210 4 0	0 6 4	29	1-02
		...	...	...	11-46	5 0 0	0 7 0	...	2-50
Ryoti 1-30 (Sanctd. 1-30) Sir 1-30 (Sanctd. 1-40)									

STATEMENT C.—Parseoni Group of the Ramtek Tahsil, Nagpur District—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
8	Singhori	Acres.	Ra. a. p.	Ra. a. p.	Acres.	Ra. a. p.	Ra. a. p.				
276	{ Absolute occupancy ... Occupancy ... { Ordinary	165-00	210 0 0	1 4 4	107-64	207 0 0	1 3 9	-3	1-42		<p>tenants. The same rate will suffice for air. Waste and fallow in holdings, owing to ravines and uneven land, amounts to 36 per cent, which accounts for the low acreage rates without correspondingly low incidences.</p> <p>This is a fair-sized village north of Saboli; its lands are much damaged by the Kanhan and a cross nala, which effects a junction with the Pench, when the river is in flood. It contains a great deal of khadi, but there is an area of morand 11, of rather poor quality. There is a considerable area of waste in holdings. There is very little else grown but juari-tur, and two small orange-gardens of very poor character. There are only 14 acres of wheat land, and the village site is much endangered by floods, and looks in a poor state. The proprietor is a Mahomedan, who owns Khandala in this group and some other villages in Umrer. There are 24 tenants in all, of whom 20 are local. There are 14 Kumbis, 2 Gonds, 2 Brahmins, &c., classed as A 1, B 7, C 15 and D 1. The outsiders from Nagpur, Kamptee and Tanaswari, and one or two local men, with large cultivation, are well off, but the C class are rather below average. Tenants manage to pay their rents, and there have been no arrears, but debts are rather on the increase. As I consider soils to be rather below average, and the village is in a poor condition, I would refrain altogether from enhancing, and adopting the standard rate of 1-30, merely level up low rents, and give relief to high-rented holdings, or those which have deteriorated owing to the river. I would not value the air any higher.</p>
		131-13	76 4 0	0 9 3	320-89	272 0 0	0 13 7	47	1-37		
		258-50	219 0 0	0 13 7	44-11	32 0 0	0 11 7	-15	1-34		
		55-63	505 4 0	0 14 7	532-64	511 0 0	0 15 4	5	1-39		
		389-63	295 4 0	0 12 1	365-00	304 0 0	0 13 4	10	1-37		
	Occupancy-cum-ordinary									1-30	
	Malik-makbuza	34-75	80 0 0	2 4 10	42-70	85 0 0	1 15 10	-14	1-95	1-30	

This is an average-sized village north of Sing-hori and Doril. Of its kind, i.e., as a jvari and tur-producing village, it is of fair quality, the soil being nearly all khardi, with just a little morand II, of average quality, and a few petty patches of wheat land; but it is infested by sharers, who devour each other up, and number 29. They are all Kumbis, except a Brahmin and a Kalar, who have forced their way in, in satisfaction of debts. The village is partitioned into ten mahals. There are in all only 19 tenants, of whom 8 are sharers, holding as tenants in each other's mahals, in addition to the 61 per cent which they cultivate as proprietors. They number 16 Kumbis and 3 Mahars, and are classed as B 3, C 14 and D 2; just an average lot. There are no arrears of rent proper, but some items are held back in dispute among the sharers. Both occupancy rents, compared with occupancy-cum-ordinary of last Settlement, and the present and past occupancy-cum-ordinary rents taken together, point to 1.40 as a fair rate, and I would not go higher in this village than in Palora, Pipra, &c.: it will suffice for moderate enhancement of all low rents, and will be quite fair for the valuation of the proprietary lands, which, with so many sharers, it is inexpedient to value higher.

This mahal represents 1 anna 4 pies, 54 per cent is held by proprietors, who number two. The absolute occupancy rents are excessive on holdings of 4 acres. I would of course adopt the village rate of 1.40.

The mahal belongs to a Ramtek Brahmin, who has no cultivation. One high ordinary rent, but land is close to the village and valuable. I propose as before 1.40.

This was purchased by a Kalar of Kodamen-dhi, who cultivates 36 per cent. The ordinary rent is nominal. I propose 1.40.

Hingna	{ Absolute occupancy ... Occupancy Ordinary All-round Occupancy-cum-ordinary	135.38	117	4	0	0	13	10	95.30	87	0	0	0	14	4	4	1.25
		52.38	35	8	0	0	10	10	140.80	101	8	0	0	11	6	6	1.10
		357.53	208	8	0	0	9	11	131.50	146	12	0	0	1	1	10	1.47
		523.29	361	4	0	0	11	0	369.20	335	4	0	0	0	14	6	1.26
Do., Mahal I...	{ Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	389.91	244	0	0	0	10	0	272.30	248	4	0	0	0	14	7	1.38
		...	...	...	...	...	...	...	14.34	25	0	0	0	1	10	11	2.74
	
		...	...	...	...	...	...	...	24.40	21	0	0	0	0	13	9	1.24
Do., do., II...	{ Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	...	...	...	...	...	...	...	30.24	45	0	0	0	1	2	9	1.76
		...	...	...	...	...	...	...	24.40	21	0	0	0	0	13	9	1.24
	
		...	...	...	...	...	...	...	36.00	31	8	0	0	0	14	0	1.41
Do., do., III...	{ Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	...	...	...	...	...	...	...	44.68	64	0	0	0	1	6	11	2.00
		...	...	...	...	...	...	...	80.68	95	8	0	0	1	2	11	1.76
		...	...	...	...	...	...	...	80.68	95	8	0	0	1	2	11	1.76
	
Do., do., III...	{ Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	...	...	...	...	...	...	...	37.79	80	0	0	0	0	12	8	1.23
		...	...	...	...	...	...	...	12.80	4	0	0	0	0	5	1	.52
		...	...	...	...	...	...	...	50.59	34	0	0	0	0	10	9	1.06
		...	...	...	...	...	...	...	50.59	34	0	0	0	0	10	9	1.06

STATEMENT C.—Parseoni Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

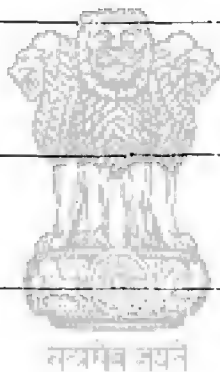
Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
9	Hingra, Mahal (Contd.)	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	...	115		The mahal belongs to a single Knnbi sharer, who cultivates 24 per cent. The ordinary and occupancy rent can be adjusted here, and I propose 1'40 as before.
277	(Absolute occupancy ...)	...	...	...	3154	17 8 0	0 8 11	...	...
	IV. { Occupancy ...	...	...	...	4258	25 0 0	0 9 5	...	84	
	(Ordinary ...)	1004	27 4 0	2 11 5	...	360		Here also is a single Knnbi proprietor, with trifling cultivation. I propose 1'40 as before.
	All-round ...	...	...	...	8116	69 12 0	0 13 3	...	133	
	Occupancy-cum-ordinary ...	...	...	...	5262	54 4 0	0 15 11	...	141	1'40
	(Absolute occupancy ...)	2846	33 8 0	1 2 10	...	188		There are two sharers here, who cultivate 85 per cent, and the rate of 1'40 will be suitable.
	Do., do., V ... { Occupancy ...	...	...	...	132	3 0 0	2 4 4	...	200	
	(Ordinary ...)	...	...	...	786	4 0 0	0 8 2	...	100	
	All-round	3764	40 8 0	1 1 3	...	174		There are two sharers here, who cultivate 85 per cent, and the rate of 1'40 will be suitable.
	Occupancy-cum-ordinary ...	...	...	...	918	7 0 0	0 12 2	...	127	1'40
	(Absolute occupancy ...)	...	...	...	...	...	...	...	...
	Do., do., VI... { Occupancy		There are two sharers here, who cultivate 85 per cent, and the rate of 1'40 will be suitable.
	(Ordinary ...)	...	...	...	1425	14 8 0	1 0 3	...	163	
	All-round ...	...	...	...	1425	14 8 0	1 0 3	...	163	
	Occupancy-cum-ordinary ...	...	...	...	1425	14 8 0	1 0 3	...	163	1'40

[illegible]

passed to the proprietors. Occupancy rents are only 10 per cent higher than the occupancy-cum-ordinary of the last Settlement, and would justify therefore, on price grounds, a rate of 1.05, while the all-round figures point to 1.10, and I would propose the latter rate, as areas have shifted a great deal between the tenures. Sir covers 31 per cent, and I would ordinarily value it at the standard rate of 1.30, but as the village is a trifle below average, I would take 1.25. It includes some superior land, and that nearest the village site.

This is a large town, the capital of the group, situated about two miles west of the Panch; about 18 miles from Nagpur and 10 from Kamptee. Low hills and rock divide the northern from the southern portion. North of these hills is fair land morand 11 and khadi, but to the south there is some rich soil morand 11 wheat land, and a little morand 1: on the whole morand 11 prevails. The poor soils khadi and retari are chiefly found near the rocks in the centre and towards the west. On the whole about 70 per cent is capable of bearing wheat, and 25 per cent of the cropped area was under wheat last year: about 12 per cent was under linseed: and jauri and tur cover just a few acres more than wheat and linseed, so that about 80 per cent is under these four crops: of the remaining crops til and gram are the most important. A weekly-bazar is held, and there is a large trading-quarter in the town; every inducement and facility being offered to the cultivators to borrow. Rents, owing to past competition, were run up to a very high figure, and though the tenants pay their rents without arrears, there is a great deal of debt amongst them, and the agricultural part of the town does not look well. The proprietors are Khatbis, but are overshadowed by the powerful influence of Atmakam Talpela, the big money-lender. Exclusive of the pan cultivators, there are in all 69 tenants; all being local. They include 24 Telis, 17 Khatbis, 12 Harais, 4 Marwaris, 3 Brahmins, 2 Pardeshis, &c. They are classed as A 8, B 14, C 27 and D 23; a very mixed lot; with large debt. It is quite certain that no enhancement can be attempted here, but rents are very uneven, and a rate has to be chosen which will not unduly enhance low-paying tenants, even if rents be not reduced down to it. The maximum rate of the group is 1.55, and I would select for this 1.45. Some extraordinary and excessive rents raised the incidence by a great deal, and though the aggregate rents may not be altered much, there is need for more even distribution. The sir I would value at 1.65, as justified by all-round rents. It exceeds the standard rate by 25 per cent only. It is unlikely that even this higher valuation will prevent a reduction of the revenue demand being necessary under the 65 per cent rule.

Parsoni	Occupancy-cum-ordinary	Maik-makbura	256 88	613 1 0	2 1 1	240 04	493 4 0	2 1 3	1	1.62	Myoti 1.45 (Sanctd. 1.60) Sir. 1.65 (Sanctd. 1.70)
Parsoni	Occupancy-cum-ordinary	Maik-makbura	218 14	630 7 0	2 1 10	461 50	926 11 0	2 0 3	-5	1.72	
Parsoni	Occupancy-cum-ordinary	Maik-makbura	537 03	921 14 0	1 10 6	211 53	390 0 0	1 13 6	11	1.70	
Parsoni	Occupancy-cum-ordinary	Maik-makbura	1,152 35	2,165 6 0	1 14 1	916 07	1,824 15 0	1 15 10	6	1.60	
Parsoni	Occupancy-cum-ordinary	Maik-makbura	855 47	1,562 5 0	1 13 0	676 03	1,326 11 0	1 15 5	8	1.72	
Parsoni	Occupancy-cum-ordinary	Maik-makbura	279 13	659 7 8	2 5 10	285 50	658 7 8	2 4 11	-2	1.63	



STATEMENT C.—Parseoni Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement No.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
	Baroja ... Malik-makbuza ...	67-56	2,350 11 9	34 12 8	76-12	2,356 3 9	30 15 3	—11	...		This is the famous Parseoni 'Baroja'. Under the necessities of pān cultivation one-half is fallow, and the cropped area is 36-80, so that the payments of the Barais fall at over 64 per acre cropped. They pay the revenue, it is true, but out of the 217 Barai cultivators three-fourths are heavily indebted. Proposals for the relief of this community will follow shortly.
15	Babulwara { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	42-25	59 8 0	0 13 2	73-33	65 8 0	0 14 3	8	85		This is a small village north of Parseoni: there is poor land on the east, but the greater bulk of the soil, is somewhat inferior morand Il gohari, and there is a considerable area under wheat, linseed and gram. The surface is rather undulating, and as most of the tenants come from a distance, the demand for land is much less than in the villages of the group as yet dealt with. The proprietors are Komtis, one of whom is a woman, and her relative and manager Ramji Benda of Ramtek is an arch oppressor, whose cunning and unscrupulous dealings I have referred to before. Juari is the chief crop: wheat, linseed and tur coming next; while gram and til are a good deal grown. There are 30 tenants, of whom only 8 are local, and 20 come from Parseoni. They include 20 Telis and 6 Kuntis and Ramji. Komti, is himself a tenant also. They are classed as A 1, B 7, C 17 and D 5; some of the Parseoni men are good, but the local men are very poor, and much oppressed. Absolute occupancy rents have been enhanced a little, and the rate to suit them would be 95, and though this may be a trifle too high, on the strict 50 per cent limit for occupancy tenants, it must be noted that their rents were abnormally low for ordinary rents at last Settlement, and that the rate is very far below the standard rate of the group. There is too little air for separate valuation.
		42-75	38 0 0	0 14 3	310-08	235 0 0	0 15 3	7	72		
		433-63	280 4 0	0 10 4	182-03	276 0 0	1 8 3	135	1-08		
		548-63	377 12 0	0 11 0	565-44	636 8 0	1 2 0	64	83		
		476-38	318 4 0	0 10 8	492-11	571 0 0	1 2 7	74	86		
		...	...	...	5-91	3 0 0	0 8 1	...	35	Ryoti } 95 & Sir }	

This is a substantial little village situated north of Parseoni and at the foot of the hills which bound the group on the north. The land is level, and the soil is mostly wheat land of the poorer kind. It shares a village site with Mahri, and is owned by the same Kunhi proprietors. The chief crops are jvari and tur; wheat and linseed. There are 34 tenants, of whom 24 are local, and 10 are of Parseoni. They include 20 Kunhis, 5 Telis, 4 Mahars, 2 Brahmins and 2 Gonds, who are classed as A 2, B 1, C 25 and D 6; not a very good lot. Rental arrears amount to Rs. 8 only. Holdings have shifted a great deal between the various rights, and on the whole the all-round rents will be the best guide. The occupancy and ordinary rents, as stated at last Settlement, are open to suspicion, and were disregarded by the Settlement Officer of that date. The all-round figures point to 1-00, and as the absolute occupancy incidence is raised by one or two rather excessive rents, this rate will not be so unsuitable for them as it seems, and will allow of some enhancement in some of the absolute occupancy holdings, while being high enough for the other classes. I propose 1-00, but would value the sir, which covers 25 per cent, at a rate of 1-20, or rather below the standard rate. The revenue enhancement will even so be very small.

This village lies to the west of Bhagi, and shares a village site with it. Its soils and surface are exactly similar, and it lies in a similar position at the foot of the hills. The soil is chiefly morand II and khardi, and about 85 per cent is capable of producing wheat. Jvari mixed with tur, wheat-tur alone, and linseed are the chief crops in the order mentioned. The proprietors are the same as in Bhagi. There are 21 tenants, of whom 14 are local, and 7 are of Parseoni. They include 9 Kunhis, 3 Telis, 2 Brahmins, 2 Mahars and 2 Marwaris, &c., and are classed as A 1, B 1, C 16 and D 3; just a fair lot, but with no rental arrears. Rents are light enough, and may be safely enhanced on price grounds. The rate which they would indicate is 1-10, and this suits all classes alike, provided that due margins are left for individuals. I propose 1-10. The proprietors cultivate 39 per cent, and I would value it at 1-20, as in Bhagi. The revenue as fixed at last Settlement was very high.

16 237 Bhagi	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makhuza ...	145 50	164 0 0	1 1 11	98 83	124 0 0	1 4 2	13	1-19
		51-50	21 0 0	0 6 6	163-34	125 0 0	0 12 3	88	-72
		366-25	187 8 0	0 8 2	249-40	182 8 0	0 11 8	43	-85
		564-25	372 8 0	0 10 7	511-57	431 8 0	0 13 6	28	-88
		417-75	208 8 0	0 8 0	412-74	307 8 0	0 11 11	49	-79
		...	...	...	2-94	2 0 0	0 10 11	...	-44
17 233 Mahri	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makhuza ...	59-69	35 0 0	0 9 6	50-47	23 0 0	0 7 3	-23	-70
		159-38	183 0 0	1 2 4	230-69	216 8 0	0 15 0	-18	-78
		2-8-56	171 0 0	0 11 0	56-47	46 0 0	0 13 0	18	-75
		467-63	380 9 0	0 13 4	837-63	285 8 0	0 13 6	1	-77
		407-94	354 0 0	0 13 11	287-16	262 8 0	0 14 8	5	-77
		...	...	...	7-20	5 0 0	0 11 1	...	-70

STATEMENT C.—Parseoni Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement No.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
18 236	Bansinghi { Absolute occupancy ... Occupancy ... Ordinary ... All round ... Occupancy-cum-ordinary ... Malik-makbuza ...	Acres. 295-00 48-50 333-19 676-89 381-69 88-25	Rs. a. p. 204 0 0 12 0 0 129 7 0 345 7 0 141 7 0 74 0 0	Rs. a. p. 0 11 1 0 3 11 0 6 3 0 8 2 0 5 11 0 13 5	Acres. 285-80 121-20 289-02 696-02 410-22 87-80	Rs. a. p. 190 0 0 91 0 0 312 0 0 593 0 0 403 0 0 74 0 0	Rs. a. p. 0 10 8 0 12 0 1 1 3 0 13 8 0 15 9 0 13 6	—4 206 176 67 165 1	·65 ·77 1·00 ·82 ·93 ·92	Ryoti Sir ·95 1·20	This is a fair-sized 'ritth' village on the west of Parseoni. The portion to the east, namely on the Parseoni border, is poor soil, but to the north on the Bingsi-Mahri side and west on the Karam-bhar border there is excellent wheat-producing land of the poorer classes morand II and khardi. Wheat covers 33 per cent, and is the principal crop: juri, linseed and tur come next. The proprietors are miners of Parseoni; Gujarathis by caste. There are 84 tenants: all of Parseoni; the chief castes being Telis 15 and Kunbis 10, Mahars and Gujarathis 3, &c. They are classed as A 2, B 7, C 24 and D 1, and are thus a strong lot. The nominal ordinary rents of last Settlement are hardly to be depended on for comparison, and rents are still undoubtedly low. There are no arrears, and many tenants holding land for small sums obtain high rents from sub-tenants. Absolute occupancy rents justify '95, and as that rate will not enhance ordinary rents, and be moderate enough for occupancy, I would adopt it. Malik-makbuzas will escape altogether, but they are all paying high in Parseoni. The sir area is rather small for a separate rate, but is sublet to great advantage, and I would value it at 1·20 as in Bhagi-Mahri.
19 295	Digalwari { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	Acres. 208-56 139-47 355-16 703-19 494-63 97-94	Rs. a. p. 157 4 0 122 0 0 321 0 0 600 4 0 443 0 0 1·07 12 0	Rs. a. p. 0 12 1 0 14 0 0 14 6 0 13 8 0 14 4 1 1 7	Acres. 191-98 254-82 231-99 678-79 486-81 95-05	Rs. a. p. 157 4 0 259 0 0 269 0 0 685 4 0 528 0 0 102 0 0	Rs. a. p. 0 13 1 1 0 3 1 2 7 1 0 2 1 1 4 1 1 2	8 16 28 18 21 --2	·87 ·78 1·09 ·90 ·91 ·87	Ryoti Sir 1·15 1·30	This is a fair-sized village south of Bansinghi, and adjoining Parseoni on the south-west; it lies west of Parsori, and is rather similar to that village. The area is traversed by two nals, and the land in their vicinity is somewhat uneven, but though kharif crops prevail over rabi, there are very few fields, which at some time or other do not carry wheat, and, generally speaking, the land is all wheat land of morand II and khardi soil, of fair average quality. Juri and tur are the chief crops, but wheat covers 20 per cent, and linseed about 18 per cent. There are also small areas under gram, lac and til. The village has belonged since Settlement to the Taletna family. There are 30 tenants in all, of whom 24

STATEMENT C.—Parseoni Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement No.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	3	4	5	6	7	8	9	10	11	12	13
21	Itgaon [Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	Acrea.	Ra. a. p.	Ra. a. p.	Acrea.	Ra. a. p.	Ra. a. p.				
		310-94	423 0 0	1 5 9	297-65	397 0 0	1 5 4	-2	87		
		218-06	343 0 0	1 9 2	685-32	977 0 0	1 6 10	-9	1-13		
		575-12	728 8 0	1 4 3	79-58	133 0 0	1 10 9	32	1-38		
		1,104-12	1,494 8 0	1 5 8	1,062-55	1,507 0 0	1 6 8	5	1-03		
282		793-18	1,071 8 0	1 5 7	764-90	1,110 0 0	1 7 3	8	1-15		
		156-62	266 0 0	1 11 2	264-58	344 0 0	1 4 10	-24	1-10	Ryoti } 1-40 & Sir }	

This is an excellent village on the Kanhan south of Karambhar and west of Tamaswari. Its southern fields on the river-side are poor, but from the village site and northwards to the Karambhar border is very fine flat land morsud I, producing wheat and sometimes cotton, and paying full rents. The bulk of the soil is morand II, but there is a good deal of mutari farikat land on the river, khardi and retari. Juari and tur are the chief crops, but wheat covers over 20 per cent, and there are substantial areas under linseed, gram and til. The village is a large one, and contains fairly substantial houses. There are several proprietors—Rajputs, Kunbis and Taletula. There are 58 tenants, of whom 46 are local, and 7 of Nagpur, &c. They include 20 Rajputs, 7 Brahmins, 15 Kunbis, 3 Mahars, &c., &c. The classes are A 1, B 19, C 34 and D 4; a strong lot, but Bare not very substantial, though not in debt. There are no rental arrears, and rents have risen but little. Out of 12 occupancy holdings at Settlement 11 continue, and most of the land has now become occupancy. For the absolute occupancy class the standard rate of 1-30 would be most suitable, but occupancy rents point to 1-50 at least. There is, however, reason to think that the rents of this class at Settlement were rather above the average, and price enhancement cannot be pushed in their case to its full limit. I would propose 1-40, and give good margins to the absolute occupancy class. Sir covers a large area, but there is no ground for a higher rate.

STATEMENT C.—Parseoni Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement No.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
23	Khandala	Absolute occupancy ...	270-13	358 0 0	1 5 2	216-32	326 0 0	14	89		<p>adjusted <i>in</i>der se, I would adopt the standard rate of 1-30. Ordinary land is insignificant in area, and consists of small holdings consisting almost entirely of the poorest land away from the village site. I would therefore treat ordinary rents with great moderation. The same rate of 1-30 will, of course, prove suitable for the air, which covers 17 per cent.</p> <p>This is a large and good village north of Pardi, and bounded by Itgaon on the east and Karambar on the north. All the cultivated area (except a trifling 30 acres) is kahl II or morand soil of both classes, and the lands look excellent. On the Karambar site they produce wheat; while to the south and west they are non-wheat-bearing. Juari and tur are the chief crops: about half is wheat land but wheat is only regularly grown in the fields on the north, and occasionally in the other portions: linseed, til and gram are of some little importance. The proprietor is the Mahomedan lady, who owns Singhori of this group and other villages in Umrer. Her husband, who manages, is a type of the selfish Mahomedan landlord, and the tenants are a spiritless lot,—much afraid of him. Some of the ordinary rents exacted are excessive, and will need reduction. There are 51 tenants, of whom 42 are local, and 6 come from Pardi—Kunbis number 41, &c. There are classed as B I, C 47 and D 3; just an average lot, with a good deal of debt. Absolute occupancy rents would justify 1-35, as there has been no past enhancement; while occupancy rents would justify on the occupancy-cum-ordinary rate of last Settlement, a rate of 1-20 to 1-25. I would propose the standard rate of 1-30, giving margins where necessary. I would value the air, which amounts to 125 acres at 1-50, a moderate figure by the side of the ordinary incidence.</p>
45		Occupancy ...	123-95	174 8 0	1 6 6	387-60	579 0 0	6	93		
		Ordinary	362-52	449 8 0	1 3 10	102-51	374 0 0	194	2-50		
		All-round	756-60	982 0 0	1 4 9	706-43	1,279 0 0	40	1-13		
	Occupancy-cum-ordinary		486-47	624 0 0	1 4 6	490-11	953 0 0	52	1-24		<p>adjusted <i>in</i>der se, I would adopt the standard rate of 1-30. Ordinary land is insignificant in area, and consists of small holdings consisting almost entirely of the poorest land away from the village site. I would therefore treat ordinary rents with great moderation. The same rate of 1-30 will, of course, prove suitable for the air, which covers 17 per cent.</p> <p>This is a large and good village north of Pardi, and bounded by Itgaon on the east and Karambar on the north. All the cultivated area (except a trifling 30 acres) is kahl II or morand soil of both classes, and the lands look excellent. On the Karambar site they produce wheat; while to the south and west they are non-wheat-bearing. Juari and tur are the chief crops: about half is wheat land but wheat is only regularly grown in the fields on the north, and occasionally in the other portions: linseed, til and gram are of some little importance. The proprietor is the Mahomedan lady, who owns Singhori of this group and other villages in Umrer. Her husband, who manages, is a type of the selfish Mahomedan landlord, and the tenants are a spiritless lot,—much afraid of him. Some of the ordinary rents exacted are excessive, and will need reduction. There are 51 tenants, of whom 42 are local, and 6 come from Pardi—Kunbis number 41, &c. There are classed as B I, C 47 and D 3; just an average lot, with a good deal of debt. Absolute occupancy rents would justify 1-35, as there has been no past enhancement; while occupancy rents would justify on the occupancy-cum-ordinary rate of last Settlement, a rate of 1-20 to 1-25. I would propose the standard rate of 1-30, giving margins where necessary. I would value the air, which amounts to 125 acres at 1-50, a moderate figure by the side of the ordinary incidence.</p>
		Malik-makbuza	255-10	458 8 0	1 12 9	216-46	401 8 0	3	1-10	Ryoti 1-30 Sir 1-50	

This mahal belongs to Talcutla, and possesses no distinctive characteristics. I would adopt the village rate of 150, which will permit of fair adjustments between many composite, aboriginal occupancy and occupancy holdings. The ordinary area is quite insignificant. I propose 150.

The mahal belongs to the old Brahmin proprietor, but is heavily mortgaged. The village rate of 1-50 should prove very suitable. Some ordinary rents are very high indeed.

		46 8 94	763 12 0	1 10 1	428 37	697 12 0	1 10 1	...	1 30
Dahigaon Joshi.	Absolute occupancy ..	970 50	1,631 4 0	1 9 9	1,521 62	2,440 4 0	1 9 8	...	1 06
	Occupancy ..	612 94	978 0 0	1 9 6	175 06	501 0 0	2 13 9	79	1 81
	Ordinary	2,052 38	3,303 0 0	1 9 9	2,125 05	3,639 0 0	1 11 5	6	1 16
All-round	Occupancy-cum-ordinary ..	1,580 14	2,539 4 0	1 9 8	1,696 08	2,941 4 0	1 11 8	8	1 13
	Malik-makbuza ..	12 50	86 0 0	2 14 1	13 03	14 0 0	1 1 2	-63	52
Ryoti & Sir } 1 50									
Do., Mahal I...	Absolute occupancy ..	...	...	...	235 83	421 4 0	1 12 7	...	1 35
	Occupancy ..	...	...	...	733 33	1,145 8 0	1 9 0	...	1 01
	Ordinary	...	...	...	19 13	36 0 0	1 14 1	...	88
All-round	Occupancy-cum-ordinary ..	...	...	...	983 29	1,602 12 0	1 9 11	...	1 08
		...	...	...	762 46	1,181 8 0	1 9 1	...	1 00
						
1 50									
Do., do., II ...	Absolute occupancy ..	...	...	...	192 54	276 8 0	1 7 0	...	1 22
	Occupancy ..	...	...	...	789 29	1,294 12 0	1 10 3	...	1 10
	Ordinary	...	...	...	155 93	465 0 0	2 15 8	...	1 97
All-round	Occupancy-cum-ordinary ..	...	...	...	1,136 76	2,036 4 0	1 12 8	...	1 24
	Malik-makbuza ..	...	...	...	944 23	1,759 12 0	1 13 9	...	1 24
		...	...	...	13 03	14 0 0	1 1 2	...	52
1 50									

STATEMENT C.—Parsoni Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
25 — 286	Chorbadi { Absolute occupancy ... Occupancy Ordinary All-round Occupancy-cum-ordinary Malik-makbuza	87.56 60.63 164.13 312.32 224.76 11.13	11 0 0 21 0 0 45 4 0 77 4 0 66 4 0 2 0 0	0 2 0 0 5 7 0 4 5 0 3 11 0 4 9 0 2 11	46.65 255.17 122.94 424.76 378.11 7.69	7 0 0 75 0 0 87 0 0 109 0 0 162 0 0 3 0 0	0 2 5 0 4 8 0 11 4 0 6 4 0 6 10 0 6 3	21 —16 157 62 44 114	.49 .36 1.12 .56 .56 .47		This is a small $\frac{1}{2}$ village north of Dahigaon Joshi, owned by the same proprietors and cultivated by the same tenants. There is some poorish morand 11 wheat land on the east, but the western half on the Mahadula border is of poor quality, being very close to the Kanhan, and cut up by streams. On this side the land is all non-wheat bearing; most of it being khardi. Juari, wheat and linseed are the chief crops. The tenants pay full rents in Dahigaon, and there is thus very small demand for the lands of this village, which are of inferior quality, and remote from the tenants' houses. Among the protected tenants are some well-to-do Brahmins, holding at normal rents, whose payments lower the incidences so far below the nominal payments of the tenants, who number 29. Disregarding these, I would adopt .75, or half the rate of Dahigaon, which is, I think, fairly a minimum rate for a group of this kind. There is no sir.
	Do., Mahal I... { Absolute occupancy ... Occupancy Ordinary All-round Occupancy-cum-ordinary Malik-makbuza	... ... ... ... ... ...	... ... ... ... ... ...	... ... ... ... ... ...	27.03 140.36 48.69 216.08 189.05 7.69	5 0 0 40 0 0 57 0 0 102 0 0 97 0 0 3 0 0	0 3 0 0 4 7 1 2 9 0 7 7 0 8 3 0 6 3	..................	.54 .32 1.23 .58 .57 .47	.75	This is Taletula's mahal. The absolute occupancy holding is mostly waste, and the occupancy rents are in many cases nominal. The same rate of .75 will do, if individuals are suitably considered.
	Do., do., II... { Absolute occupancy ... Occupancy Ordinary All-round Occupancy-cum-ordinary	... ... ... ... ...	... ... ... ... ...	... ... ... ... ...	19.62 114.81 74.25 208.68 189.06	2 0 0 35 0 0 30 0 0 67 0 0 65 0 0	0 1 8 0 4 11 0 6 6 0 5 2 0 5 6	...............	.23 .41 .96 .54 .56	.75	There is no reason why .75 should not be adopted here, for the incidences are reduced by nominal rents on a few holdings.

26	Nimbha	Absolute occupancy ...	309.22	188 1 0	0 9 9	208.10	126 13 0	0 9 944	Ryoti Sir	.75 .90
287		Occupancy ...	32.81	13 3 0	0 6 5	532.23	420 11 0	0 12 8	97	.67		
		Ordinary	118.97	181 9 0	0 8 8	218.13	103 8 0	0 12 4	42	.61		
		All-round	861.00	452 13 0	0 9 0	933.46	716 0 0	0 11 11	32	.61		
		Occupancy cum-ordinary	551.78	294 12 0	0 8 7	730.36	589 3 0	0 12 7	47	.66		
		Malik-makbuza	179.00	148 10 0	0 13 3	138.86	152 5 0	0 12 7	-5	.60		
27	Pendhri	Absolute occupancy ...	275.00	163 0 0	0 9 6	268.10	159 8 0	0 9 653	Ryoti Sir	.80 1.00
292		Occupancy ...	...	...	...	155.08	99 0 0	0 10 3	...	.75
		Ordinary	150.81	46 8 0	0 4 11	66.53	30 8 0	0 7 4	49	.78		
		All-round	425.81	209 8 0	0 7 10	489.71	289 0 0	0 9 5	20	.60		
		Occupancy cum-ordinary	150.81	46 8 0	0 4 11	221.61	129 8 0	0 9 4	50	.71		
		Malik-makbuza	16.44	24 0 0	1 7 6	16.43	24 0 0	1 7 4	...	.86

This is a good-sized but rather second-rate village adjoining Karambhar on the north-west and west: all along the Karambhar border is wheat land of good quality morand I and II, but to the north and west and round the hill, which stands in the centre of the village, is soil a good deal poorer, but still most of it is able to bear wheat. The village site looks only an average one. Over 80 per cent on the whole is wheat land, and wheat is the chief crop, covering about 26 per cent of the cropped area: jnari and linseed come next in importance: and then tur and til. The proprietors are Rajputs of Patansongri. There are 49 tenants, of these 11 are of Karambhar, 6 of Dahgaon Joshi, 4 of Nagpur and 3 of Pendhri, and 25 local: castes are chiefly Telia, Kunbis, Pardeshis and some Gosains and Brahmins. They are classed as B 6, C 37, D 6; only a fair lot; the local men being rather poorish. Rents are extremely low and there are no arrears. With so many outside tenants, and rather large holdings, demand has been small, and I would adopt the minimum rate of .75, giving of course liberal margins to individuals. There is considerable sir, which I would value at .90 only, ryoti incidences being so low.

This is a fair village south of Nimbha, and lying in the same line as Bhagi and Mahri, at the foot of the hills which bound this group on the north; to the south and east is a considerable area of wheat land on morand II and khadi soil, but on the west along a nala is poor non-wheat-bearing khadi, and there is this khadi and lardi also along the base of the hills. Still there is a great deal of fair soil, and 60 per cent is wheat land, about 25 per cent of the cropped area being under wheat. Jnari is however most largely grown, and there is a fair area of linseed, tur and til. The village is an average one. The owner of half is a Maiwari, and half is owned by Chitnavis, sharers, of whom one is a pensioned tahsildar. There are 24 tenants, of whom 16 are local, 4 are of Nagpur and 3 of Karambhar. They include 15 Kunbis, 5 Mahars and 3 Brahmins, and are classed as A 1, B 8 and C 15; the local men are a fair lot, and the outsiders good. The nominal rents of last Settlement seem hardly reliable, and I would adopt a rate suitable to the chief class of absolute occupancy tenants. The rate suited to this class will be .80, which rate will of course only add trifling sums to occupancy and ordinary rents. I would value the sir, which covers 14 per cent, at 1.00.

STATEMENT C.—Parseoni Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage over that of last Settlement.	Incidence per soil-unit	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
28 — 290	{ Absolute occupancy ... Kusmdara ... { Occupancy ... (Ordinary ... All-round ... Occupancy-cum-ordinary ...	Area. 16.47 ... 181.56 — 198.03 181.56	Rs. a. p. 17 0 0 ... 60 4 0 77 4 0 60 4 0	Rs. a. p. 1 0 6 ... 0 5 4 0 6 3 0 5 4	Acres. 17.94 121.33 142.41 281.68 263.74	Rs. a. p. 17 0 0 71 8 0 49 8 0 138 0 0 121 0 0	Rs. a. p. 0 15 2 0 9 5 0 5 7 0 7 10 0 7 4	—8 ... 5 25 37	.65 .90 .77 —8 .84	—90	This village lies to the north of Nimbha and west of Pendhri; the bulk of it to the north consists of hill and jungle. The southern portion is however flat, and about a third of it is wheat land, on morand li and khadi soil. The occupied area has increased largely, extending to poorer land, and a great deal of the old ryoti land has been taken by the Kunbi proprietors, who acquired the village by purchase. The occupancy land now contains much poor soil, and the ordinary is all khadi and bardi. The proprietors hold 41 per cent of the total occupied area; nearly all of their land being the better class land. Allowing for poorer land occupied I think that rents have risen enough, and I would accept the occupancy incidence. There are only 17 tenants of whom 7 are Kunbis, 5 Gonds and Mahars—only 10 are local. They are classed as B 2 and C 15, the Gonds make rather poor C class tenants, They are rather a poor lot. I propose .90.
29 — 268	{ Absolute occupancy ... Sakarla ... { Occupancy ... (Ordinary ... All-round ... Occupancy-cum-ordinary ...	Area. ... 15.88 317.50 333.38 333.38	Rs. a. p. ... 11 8 0 140 8 0 162 0 0 162 0 0	Rs. a. p. ... 0 11 7 0 7 1 0 7 4 0 7 4	... 261.53 234.82 496.35 496.35	Rs. a. p. ... 180 4 0 176 10 0 356 14 0 356 14 0	Rs. a. p. ... 0 11 0 0 12 0 0 11 6 0 11 6	... —5 69 57 57	....72 1.02 .84 .84	—80 Ryoti 1.00 Sir	This is a fair-sized village north of Nimbha and west of Kusmdara. There is poor soil to the north, and the land is ill-cleared, and again near the hill south of the village site the soil consists of khadi, bardi and retari, but all about the centre of the village is a good deal of inferior wheat land on morand li and khadi soil: about half the land is wheat land, and about half the wheat land is under wheat, but jvari is the chief crop: wheat, linseed and tur coming next in importance. The proprietors are Kalars and a Marwari. There are 28 tenants, of whom 19 are local, 2 are of Nimbha, 3 of Saoli and 2 of Patanaongi. They include 11 Kunbis, 3 Mahars and 6 Telis-Kalars, and are classed as A 3, B 4, C 18 and D 3; they are thus as a lot good, but the well-to-do men are from outside, and the local tenants are poor and do not look up so

A ¹¹⁰ village extending in a strip south of Hailthara, and adjoining Salae 'mohasa' on the east: to the west is Garmi of the Baregaon group. A nala divides the village east from west. West of the nala is fair mutafarikat land of morand II and khardi, rather like the land of the Baregaon group, and producing cotton: while to the east on the Salae side is wheat land on morand II, of fair average quality. About half the land is capable of bearing wheat, and one-half of this is cropped with wheat, linseed and gram: juari and tur are the chief crops, and are found on both sides of the nala. The proprietor is a Kunbi, living in the adjoining village of Nimalai, and the tenants, who number 32 in all, come from Nimalai (28) and from other villages (4). They include 11 Kunbis, 5 Lodhis, 4 Mahars and 3 Telis, and are classed as A 1, B 7, C 22 and D 1: a strong lot, with no rental arrears. Rents have risen but little, and a great deal of ryoti land has gone into proprietary cultivation: while holdings have shifted among tenants. The proprietary cultivation includes both the best and poor lands, and the all-round figures will thus be the best guide for a rate. These indicate 1.10, which is also suitable to the occupancy tenants, when compared with the ordinary of last Settlement. The absolute occupancy land consists of small unimportant holdings. I would value air at 1.25, as the standard rate is 1.30, and the ordinary incidence 1.18.

This is a substantial village south of Kusam-bhi and Mogra, and extending in a long strip of land. The eastern portion is all wheat-bearing morand II: on the west of village and dividing it from the Baregaon group rise up hills, and in this direction there is poor soil, non-wheat-bearing khardi. Near the village site are about 60 acres of garden land, finally partitioned among a number of Malis. The village site is a substantial one, but the people here are a very quarrelsome and litigious set. The chief crops are juari, tur, til, wheat, cotton and garden stuffs. The proprietors are Lodhis, much hated by the tenants, insubordinate as regards Government officers; and for ever fighting. There are 39 tenants, of whom 36 are local—2 of Khapa and 1 of Nagpur. They include 14 Malis, 10 Lodhis, 8 Kunbis, 2 Telis, &c., and are classed as A 2, B 4, C 32 and D 1: a strong lot, holding land in the neighbouring villages, and having no rental arrears. Holdings are small, and some rents on lands near the village high, and it would not be advisable to stretch price considerations to their fullest limits. Absolute occupancy rents would justify 1.35, and occupancy 1.40, but I would not exceed the standard rate of 1.30, and fixing rents would give full consideration to the size of the holding and the effect on the individual enhanced. The same rate will of course suit the air, which is not of very large extent.

85 79	Kusambhi	{ Absolute occupancy ... Occupancy ... Ordinary	79.75	68 8 0	0 14 10	36.14	27 8 0	0 12 3	-18	1.04
			31.44	19 8 0	0 9 11	254.63	250 8 0	0 15 9	59	.79
			362.13	318 8 0	0 14 1	57.11	78 0 0	1 5 4	61	1.18
			467.32	406 8 0	0 13 11	347.88	354 0 0	1 0 3	17	.87
			333.57	338 0 0	0 13 9	311.74	323 8 0	1 0 9	22	.85
86 72	Nimalai	{ Absolute occupancy ... Occupancy ... Ordinary	...	...	...	8.45	3 0 0	0 13 11	...	.86
			132.88	181 0 0	1 5 10	135.17	181 0 0	1 5 5	-2	.92
			57.25	57 0 0	1 8 4	163.05	210 0 0	1 4 7	-15	1.07
			125.50	122 12 0	0 15 8	23.65	34 0 0	1 3 0	21	.99
			315.63	390 12 0	1 3 10	326.87	425 0 0	1 4 10	5	.99
		{ Absolute occupancy ... Occupancy ... Ordinary	182.75	209 12 0	1 2 4	191.70	244 0 0	1 4 4	11	1.05
			59.13	77 0 0	1 4 10	64.94	82 0 0	1 4 2	-3	.76
		
		
		

This is a fair-sized village south of Kothurna on the banks of the Kanhan river. To the north and north-east is excellent wheat land on both morand I and II, which merges gradually through all soils of non-wheat land to khadi mutafarikat on the banks of the river. Juari and tur, cotton, til and wheat are the chief crops. It is a fair village site for a small village. Proprietors are Lodhis; well-to-do, and unpopular. There are 18 tenants only, 14 local and 4 of Kothurna. They comprise Telikars 8, Malis, Dhimars, Mahars and Dhangers each 2. They are classed as A 1, B 8, C 6 and D 3; rather a good lot, with no rental arrears. Areas are practically identical with last Settlement, and the rates indicated on price grounds are absolute occupancy 1.35, occupancy-cum-ordinary 1.00. But the absolute occupancy class are of course the most important, and occupancy tenants number only 5, who can be dealt with by margins. I would adopt 1.25 both for ryoti and sir land, which latter is of quite insignificant area.

This village lies on the Kanhan south of Kothurna and east of Kiranapur. The southern land by the river is poor, chiefly khadi, especially near the hills which divide it from Chicholi on the east; on the west is goodish non-wheat-bearing land on both morand I and II soils; while to the north-east is some wheat land of rather uneven character. The village site has rather a superior appearance. Only about a third of the land altogether is capable of bearing wheat. The chief crops are of course juari, juari-tur and tur, but there is also a fair amount of til, wheat, cotton and linseed. The proprietor is a Bania of Patan-asongli. There are 23 tenants, of whom 19 are local; the rest all coming from large villages. They include 16 Kumbis, 2 Mahars, 2 Sunars, a Telikar, a Nai and a Kalar. They are classed as A 1, B 9 and C 13, and are a good lot, without serious debt, and no rental arrears. The proprietor is considerate in his dealings with his tenants, and reduced one exorbitant rent at my request without any demur. Rents have not risen much, but there is a certain amount of poorer land in occupation, a large proportion of which is held by ordinary tenants. Absolute occupancy rents justify 1.50, while occupancy rents compared with the occupancy-cum-ordinary of the last Settlement would indicate 1.10 only. But the whole of the absolute occupancy land is held by a single tenant of Kothurna, who is well-to-do, and he holds occupancy land also, and the bulk of the ordinary land is held by occupancy tenants, so that the best solution to a rate will be to take the all-round figures, select a rate on them, and freely adjust between holdings. The rate indicated by this process is 1.25, and I would adopt it, the condition of its application being that occupancy tenants be given margins, except where on the total rents held in every right the enhancement obtained by the rate is reasonable. The same rate will, of course, be suitable to the sir, which is of very small extent.

Kiranapur	Absolute occupancy ... Occupancy ... Ordinary ... All round ... Occupancy-cum-ordinary ...	296.31	394 8 0	1 5 4	300.72	395 8 0	1 5 1	—1	98
		...	...	...	83.32	95 8 0	1 2 4	...	89
		98.57	40.12 0	0 13 1	20.50	21 0 0	1 0 5	25	1-19
		894.88	475 4 0	1 3 3	404.51	512 0 0	1 4 3	5	97
		98.57	80 12 0	0 13 1	103.82	116 8 0	1 1 11	37	93
Wagholi	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makluz	77.56	93 0 0	1 3 2	78.86	93 0 0	1 2 10	—2	1-03
		207.37	190 12 0	0 14 9	374.25	341 0 0	0 14 7	—1	86
		247.13	157 4 0	0 10 2	157.97	142 0 0	0 14 5	42	1-24
		532.06	441 0 0	0 13 3	611.08	576 0 0	0 15 1	14	96
		454.50	348 0 0	0 12 3	532.22	483 0 0	0 14 6	18	94
		...	...	...	3.54	3 0 0	0 13 7	...	...

STATEMENT C.—Parseoni Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8		10	11	12
40	Chicholi	Acrea.	Ra. a. p.	Ra. a. p.	Acrea.	Ra. a. p.	Ra. a. p.				
	{ Absolute occupancy ...	59-94	55 0 0	0 14 8	49-12	60 0 0	1 0 8	11	-90		
	{ Occupancy ...	35-69	19 8 0	0 8 9	112-30	78 0 0	0 11 1	27	-84		
	{ Ordinary ...	181-75	125 4 0	0 10 10	92-11	44 12 0	0 7 9	-28	-68		
	All-round ...	280-38	199 12 0	0 11 5	253-53	172 12 0	0 10 11	-4	-80		
	Occupancy-cum-ordinary ...	220-44	144 12 0	0 10 6	204-41	122 12 0	0 9 7	-9	-76		
	Malik-makhuza ...	...	...	...	6-02	2 0 0	0 5 4	...	-28	Ryoti 1-20 Sir 1-30	

This is a small but fair village on the Kanhan east of Wagholi. There is some wheat land of rather uneven surface to the north, but the bulk of the soil is non-wheat-bearing; mostly kharid, in the vicinity of the Kanhan. The chief crops are juar, tur and linseed, with a little wheat and cotton. The proprietor is the well-to-do Lodhi, who owns half Saoli and half Mahadula. There are 16 tenants, of whom 11 are local. They include 4 Lodhis, 4 Kumbis, 3 Mahars and a Brahmin, &c., &c., and are classed as A 1, B 1, C 12 and D 2; just an average lot, but with no rental arrears. Changes in holdings have been caused by transfer of about 100 acres to proprietary cultivation, and inclusion in its place of poorer land occupied since Settlement. Absolute occupancy rents justify 1-35, and occupancy compared with occupancy-cum-ordinary of last Settlement 1-20. But ordinary rents are low, as they relate to small holdings of poorish land, for which there is not much demand, partly held by outsiders, and partly by poor tenants. The former may be enhanced, and the latter let off lightly. I would adopt 1-20, and give ordinary tenants special treatment. The superior lands have been seized by the proprietor, and I would value them at the standard rate.

This is rather a poor village on the Kanhan south of Saoli and east of Chicholi; it adjoins on the west Chorbardi. The northern and western fields are wheat land of a poorish description; the eastern block being all mutafarikat land chiefly khadi. Juar and tur separated and mixed, account for 70 per cent of the cropped area, and for the rest linseed, til, wheat and cotton cover small areas. The village site consists of poor houses, and taken all round the lands seem only average. The proprietors are as in Saoli, the Lodhi and the Brahmins, who quarrel so. There are 41 tenants in all, of whom only 18 are local—11 are of Chicholi and 5 of Dahigaon Joshi: others come from neighbouring villages. They include 9 Lodhis, 8 Mahars, 7 Kunbis, 4 Telis, 3 Kalars, 2 Brahmins and 2 Gosains, &c., and classed as A 2, B 9, C 27 and D 3; making all round a good lot, but the strong tenants are the outsiders, and the local men are poor. Only Rs. 15 are in arrears. The rise in absolute occupancy rents is not real. A good deal of the poorer land is of recent occupation, and occupancy rents compared with occupancy-cum-ordinary will show the safest rate and would justify the adoption of the standard rate of 1.30. It is clear that this rate will suit both protected classes, but the question is how are ordinary tenants to be treated. A scrutiny of the details shows that certain of the protected tenants hold land at low rents in ordinary right; while of the ordinary tenants, pure and simple, those who are paying low, are Lodhis favoured by the proprietor, who loves nothing better than to spite the Brahmin co-sharers. The incidence of the remaining holdings would not be at all low, and I would therefore adopt the standard rate, refix the nominal ordinary rents and leave good margins to ordinary tenants who have small holdings, and only land in this village. Sir is of quite trifling extent.

Mahadula	{ Absolute occupancy ... Occupancy ... Ordinary	84.13	56 0 0	0 10 8	40.96	40 0 0	0 15 7	45	1.03
		133.75	128 4 0	0 15 5	426.85	340 8 0	0 12 9	17	1.16
		403.87	195 10 0	0 7 9	263.42	155 12 0	0 9 6	23	.80
		621.75	380 8 0	0 9 10	731.23	536 4 0	0 11 9	19	1.01
Occupancy-cum-ordinary	All-round	537.62	324 8 0	0 9 8	690.27	496 4 0	0 11 6	1	1.01
		...	...	...	4.00	2 0 0	0 8 0	...	.50
	
	
Malik-makbuza	All-round	7,566.50	9,017 4 9	1 3 1	6,605.74	8,172 3 6	1 3 9	3	.07
		6,266.11	7,520 0 9	1 3 2	15,821.05	17,039 13 0	1 1 3	10	.95
		13,753.44	11,162 5 6	0 13 0	6,484.70	6,656 15 0	1 0 5	26	1.18
		27,586.05	27,699 11 0	1 0 1	29,911.49	31,868 15 6	1 1 8	10	.09
GRAND TOTAL...	{ Absolute occupancy ... Occupancy ... Ordinary	20,019.55	18,682 6 3	0 14 11	22,305.75	23,696 12 0	1 1 0	14	1.00
		2,146.30	5,599 8 11	2 9 9	2,430.49	5,778 2 3	2 6 0	9	1.94
	
	
Occupancy-cum-ordinary	All-round	...	...	...	...	...	...	...	...
	
	
	
Malik-makbuza	All-round	...	...	...	...	...	...	...	...
	
	
	
Standard rate		1.30							

NAGPUR

R. H. CRADDOCK,

Dated the 2nd November 1893.

Settlement Officer.

ASSESSMENT REPORT FOR THE PARSEONI GROUP OF THE RAMTE TAHSIL, IN THE NAGPUR DISTRICT.

—:0:—

In the Rent-rate Report on this group I made its circumstances the text for a discussion of the whole subject of the valuation of cotton and juari land compared with wheat land—and after forming the conclusion that at the present kharif lands were paying relatively higher rents than wheat lands, I proposed in the rate proposals for a difference in treatment of the two classes of villages. My proposals were accepted without much modification, and the result obtained by applying the sanctioned rates accord so closely with the estimate which I then submitted that the present proposals will need but brief discussion.

2. First, as regards malik-makbuzas. The proposals are as follows—

			Rs.	a.	p.
Payments at present	...	...	3,384	9	3
Do. proposed	...	...	3,753	8	0
Compares as deducted	...	...	3,529	3	0

The rate rises from Re. 1-7-3 to Re. 1-9-10, or by 11 per cent only.

The excess of the proposed over the deducted figures is of course occasioned by the maintenance of existing payments in cases where reductions are not

Malik-makbuzas. not seem necessary. It will be made clear from the village proposals that ample margins are left in cases of enhancement.

There are cases in which present payments being plainly excessive are reduced, and so struck off aggregate over the group Rs. 119-3-7.

These cases chiefly occur in Parseoni and Kothulna, in which latter village the payments of garden-plots were very severe, and it is in these two villages principally that existing payments largely exceed the deducted.

The reductions effected amount to about 3 per cent on present payments.

Escheated plots which will now be settled with their holders, as Government cover an area altogether of 120·80 acres, and will pay a sum of Rs. 158.

3. I proceed now to the usual tables relating to the effect of the proposed rents proper.

TABLE A.—Showing the Present and Proposed rental of each class of ryot, together with the amount deducted at the sanctioned rates :—

Class of tenants.			Present Rental.	Proposed Rental.	Deducted
			Rs. a. p.	Rs. a. p.	Rs. a. p.
Absolute occupancy	...	...	8,172 3 6	9,733 8 0	10,091
Occupancy	...	...	17,183 13 0	20,874 0 0	22,138
Ordinary	...	...	6,616 15 0	7,001 4 0	6,439
All-round			31,972 15 6	37,608 12 0	38,670

TABLE B.—Showing rates per acre and per soil-unit of the Present and Proposed rental for each class of tenant, and the rise per cent of the latter over the former and the last Settlement rates :—

Class of tenants.	PRESENT RENTAL RATE.		PROPOSED RENTAL RATE.		RISE IN RATES.
	Per acre.	Per soil-unit.	Per acre.	Per soil-unit.	
	Rs. a. p.	Annas.	Rs. a. p.	Annas.	Over Present rates.
Absolute occupancy	1 3 9	·97	1 7 7	1·16	19
Occupancy	1 1 3	·95	1 5 0	1·15	21
Ordinary	1 0 4	1·18	1 1 3	1·25	6
All-round	1 1 8	·99	1 4 9	1·16	17
Occupancy-cum-ordinary	1 1 0	1·00	1 3 11	1·17	17

4. The first thing to notice about the rent proposals is that they leave rents still very considerably below the standard rate. This is the natural result of the village rates having fallen below the standard in the case of 22 villages, and only exceeded it in the case of 11 villages, and it is also natural that the all-round enhancement should not be large in a group when in so many villages little or no rent enhancement could be provided for.

The next point is that the margins left are ample to the protected classes, *i.e.* :—

Rs. 361 or 3½ per cent to absolute occupancy tenants.

Rs. 1,264 or 5 per cent to occupancy tenants.

The margin left to the occupancy class is indeed rather liberal, which is due to the fact that in some of the largest villages the rate selected was subject to margins to the occupancy class.

The third point is that ordinary rents, though levelled up to a good deal above the deduced, still fall substantially below the standard rate.

Each individual enhancement of ordinary rents has been carefully considered with reference to the circumstances of the tenant and size and character of the holding, and it is hardly necessary to say that the excess over the deduced is due not to enhancement but to maintenance of present rents in numerous cases where they exceed the deduced, but not by so much as to make reduction advisable.

As regards the relation borne by the proposed rental to the rents paid at last Settlement, it is necessary to point out that the occupancy rate will exceed the occupancy-cum-ordinary rate at last Settlement by 41 per cent, and this rise, when compared with the rise of 23 per cent only, found in the case of the absolute occupancy class brings out the fact that the latter could not be raised so much, since owing to competition in days long past, they had reached a level rather above what was fair at last Settlement, and could not be made to respond in full to the rise in prices.

As to the ordinary rise if some allowance be made for poorer land now included in ordinary holdings, the true rise has doubtless been about 12 or 15 per cent more than the acreage rates alone can bring out.

5. But it is important to state that there has been an effort made to equalize rental pressure as far as possible by lowering present rents where these seemed really excessive.

The following figures represent this reduction :—

Class of tenants.	Present rental of payments reduced.	Proposed rental.	Amount of reduction.	PERCENTAGE OF REDUCTION ON—	
				payments reduced.	total rents of class.
	Rs. a. p.	Rs. a. p.	Rs. a. p.		
Absolute occupancy ...	1,522 12 2	1,276 8 0	246 4 2	16	3
Occupancy ...	2,245 12 3	1,863 8 0	382 4 3	17	2
Ordinary ...	1,528 4 0	1,134 0 0	394 4 0	25	6
All-round ...	5,296 12 5	4,274 0 0	1,022 12 5	19	3

Reductions which also consist largely of adjustments in the case of absolute occupancy and occupancy rents are most important in the villages of Parseoni, Kothulna, Intgaon and Dahigaon Joshi; while the principal reductions of ordinary rents occur in the following villages :—

	Rs.
Palora ...	83
Khandala ...	96
Dahigaon Joshi, ...	40

Where in a few individual cases proprietors had taken advantage of competition to extract rack-rents from the tenants.

I may state that the fact of so many payments far in excess of the deduced, and so many rents in excess, but not requiring reduction, show clearly that in the cases where rents are far below the deduced, they cannot be market rents, and the levelling up which I propose of ordinary rents is justified by this consideration as well as by the fact that the rise in ordinary rents during the currency of Settlement even making some allowance for poorer land occupied had been small.

6. The valuation of the sir and khudkasht lands amounts to Rs. 7,825, or Re. 1-7-11 per acre: the deduced valuation has been adopted in most cases, but the total is a little less than the deduced, owing to some small sums given in recognition of improvements, or to make allowance for current fallows in poor soil.

The moderation of the valuation is apparent from comparison of the rate per acre of the payments of malik-makbuzas and absolute occupancy tenants, whose lands correspond rather more closely with the home-farm lands than those of other tenants.

The figures are—

			Rs.	a.	p.
Rate of malik-makbuza	...	...	1	9	10
„ of absolute occupancy	...	...	1	7	7
„ at which over 400 acres of sir sub-let	...	...	3	6	9
„ of valuation adopted	...	...	1	7	11

7. The valuation adopted for service land is Rs. 722, falling at Re. 1-2-9 per acre. The land is generally on a level with that held by ordinary tenants, but some privileged land is of superior quality and raises the average value.

8. The Siwai income of this group is of no great importance. Some fair income is yielded by the jungle in the villages along the foot of the hills to the north of the group. Mangoes and mahua also contribute something, and about Rs. 162 are derived from tanks.

In all I take the Siwai at Rs. 561, against approximate actuals of Rs. 689—the drawback given being a fifth off the actuals.

The figure taken at Settlement was Rs. 484, so that there is not much difference. The Siwai income barely exceeds 1 per cent of the total assets.

9. The total assets as they were at last Settlement and as they will be, if my proposals are accepted, are as follows:—

Assets.	At last Settlement.	As Proposed.
	Rs. a. p.	Rs. a. p.
Cash-rents	30,948 8 2	41,362 4 0
Valuation of sir, khudkasht and service land ...	3,882 5 6	8,547 0 0
Siwai	484 0 0	561 0 0
Total	35,314 13 8	50,470 4 0

The increase in assets has then been Rs. 15,155-6-4 or 43 per cent: cultivation having increased by 14 per cent during the period of the Settlement.

10. The revenue as fixed at last Settlement was Rs. 27,470, which has since risen by subsequent resumptions to Rs. 28,357-4-0, or 80 per cent on the assets at last Settlement. Prior to last Settlement the revenue was Rs. 30,663, so that Mr. Rcesg gave a considerable reduction, and in no less than 12 villages the revenue before last Settlement was larger than the revenue which I am now proposing. Consequently it is not surprising if the revenue which I now propose gives an enhancement of only Rs. 4,432-12-0, or 15 per cent.

11. The incidence of this revenue will be 63 per cent on the malguzari assets, and 65 per cent of the total assets—the drawback given on malik-makbuza revenue being 9 per cent.

Analysis of proposed assessment.

I show in tabular form the character of the proposed assessment as it appears from the various fractions proposed in various villages.

Percentage proposed on malguzari assets.	No of Villages.	Remarks.
65 per cent ...	15	Maximum... 15.
64 " ...	2	} 60 to 64... 20.
63 " ...	3	
62 " ...	3	
61 " ...	4	
60 " ...	8	
57 " ...	1	} 50 to 60 ... 6.
56 " ...	1	
55 " ...	1	
52 " ...	1	
51 " ...	1	
50 " ...	1	
Total ...	41	

This table seems to show that the proposed assessment is a severe one, but it will, I think, be gladly accepted, since the proprietors, as a whole, gain Rs. 1,571-4-0 on the resettlement.

In no case in which the maximum of 65 per cent is proposed, will the proprietors lose. In Karambhar they will gain about Rs. 700, and Rs. 200 will be gained in two or three villages besides—in the case of five villages the present revenue will be reduced—the reduction amounting to Rs. 81 or 12 per cent in Hingna, where the proprietors are very numerous.

12. The balance left to the proprietors will be Rs. 9,133-4-0 cash, and the clear profits of 5,228 acres of land, of no small value. At last Settlement their balance consisted of Rs. 3,962 cash, and profits of 3,469 acres of land. Their position therefore will be vastly superior to what it was at last Settlement.

The land being in each case expressed in its rental value the proprietary balances then, and as they will be under my proposals, are represented by the following figures:—

			Rs.
At last Settlement	...	...	7,844
As now Proposed	...	...	17,680

A body of proprietors consisting of 108 persons, and having clear profits without payment of 5,228 acres of the situation and quality of the lands of this group, and about (when cesses are paid) Rs. 6,000 cash cannot be called badly off.

13. As so much weight was laid in the Rent-rate Report upon the different effect Comparison of proposals in which the rent proposals would have in the wheat land as wheat and kharif villages. opposed to the kharif villages, it will be of interest to show the extent to which this has been the case.

Class of Villages.	Present Revenue.	Proposed Revenue.	Increment.	Percent- age.	Rent enhancement.
	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.
In 13 villages where wheat is not grown.	9,156 2 8	9,635 0 0	478 13 4		1,159 11 6
In 28 villages where wheat is grown.	19,201 1 4	23,155 0 0	3,953 14 8	21	4,844 15 9
Total ...	28,357 4 0	32,790 0 0	4,432 12 0	15	6,004 11 3

It is worth noticing that the revenue of the 13 villages mentioned above stood *before* last Settlement at Rs. 10,213.

14. The incidences of the revenue on cultivation are highest in the following villages :—

Name of Village.	Incidence of proposed revenue per cultivated acre.
	Rs. a. p.
Parsoni Khas	1 8 1
Dahigaon Joshi	1 7 5
Khandala	1 6 9
Intgaon	1 4 5

and it exceeds Rs. 1 in 15 villages in all, and 12 annas in 11 villages more, so that in the balance of 15 villages incidences fall below 12 annas to the cultivated acre.

Over the group, as a whole, the incidence will be Rs. 0-15-4, as against Rs. 0-15-1 at last Settlement.

15. A comparison of this group with those previously disposed of, is next given :—

Group.	Amount of revenue enhancement.	Percentage of revenue enhancement.	Amount of rent enhancement.	Percentage of rent enhancement.	Percentage in malguzari assets.	Incidence of revenue proposed on the cultivated area.
	Rs. a. p.		Rs. a. p.			Rs. a. p.
Kodamendi	9,546 11 6	34	6,491 9 3	14	60	0 11 7
Tarsa Khat	10,823 15 11	40	8,263 3 6	18	60	0 11 1
Patansaongi	3,767 13 4	10½	6,827 12 1	17	64	1 4 2
Chachar	8,704 7 4	20	7,191 13 3	11	63	0 14 4
Dahigaon	3,402 5 4	54	1,072 14 4	8	55	0 10 1
Ramtek	6,440 4 2	39	4,158 9 3	15	58	0 11 11
Baregaon	2,726 1 6	23	1,738 7 3	12	61	0 12 11
Parsoni (Under report) ...	4,432 12 0	15	6,004 11 3	17	63	0 15 4

With this group the assessment of all the open portion of the tahsil is complete, and in round numbers about half a lakh is added to the revenue, and about forty-two thousand to rents. There remain now only the jungly groups of Bhiugarh and Dongartal to be disposed of.

16. Not much revenue is alienated in this group,—two villages Mogra and Salae only being mokasa.

The amount alienated will be Rs. 1,251, against Rs. 750 at present, and the realizable revenue rises therefore from Rs. 27,607-4-0 to Rs. 31,539, or by 14 per cent.

Revenue-free plots are numerous here, and number 45 in all. Their aggregate area is 664·86 acres, and the kamil jama now proposed is Rs. 1,030: they comprise some valuable land.

17. A statement of changes in the figures from those which accompanied the Rent-rate Report is sent. The most important change is due to the elimination of the figures relating to the Parseoni 'Bareja' which will be dealt with along with the Ramtek and Mansal 'Barejas,' as explained in the report on the Ramtek group.

18. The new Settlement of this group in common with the rest of Ramtek tahsil has begun to run from the 1st July of this year, and the announcement of rents and revenues will be taken up in September and October; it is therefore desirable that sanction should be received to the assessment without much delay.

NAGPUR :
Dated the 10th July 1894. }

R. H. CRADDOCK,
Settlement Officer.

—:0:—

ASSESSMENT PROPOSALS FOR THE PARSEONI GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

—:0:—

No. 3075-147, dated the 31st August 1894.

Submitted to the Chief Secretary to the Chief Commissioner, Revenue Department, together with the Mahal Assessment Statements, the Assessment abstract, the Rent-rate file, and the Divisional Commissioner's letter of criticism (No. 6022, dated the 18th July 1894).

This, like the Baregaon group, is also one of those assessed by myself as Settlement Officer, which it has fallen to me to forward as Settlement Commissioner.

2. I have made a few notes on the assessment abstract with a view merely to bring a few main points in the proposals to the notice of the Chief Commissioner, and the same is my object in adding a few remarks in submitting the group now.

नगरमेव नयन

3. The group lies in a very fertile and accessible part of the district in the 'Doab' of the Pench and Kanhan rivers, and situated between these rivers on the south and east, and low hills on the north and west. The central and northern portion of this plain produces wheat and rabi crops, while the strips lying on the rivers are productive of fine jua, tur and a little cotton.

The proximity of the Nagpur and Kamptee markets, both within from half a day's to two hours' journey from the villages of the group, has created a great demand for land in this tract. There are many fine villages in the group, and population falls at 288 to the square mile in cultivation.

4. Owing to the keen competition for land, the rents and revenues which have been handed down to us from the days of Native rule are on a generally high scale, except in those villages where wheat cultivation, which was far less esteemed before the days of the export-trade, predominates.

The progress of the country and the advance of prices within the last 30 years have been sufficient to keep the people prosperous, and though in a few cases the old proprietors have given place to new, or owing to sharers being numerous are in poorish circumstances, the majority are well off, and belong to good cultivating castes, while the tenants of all but 5,000 acres out of a total of 32,000 acres held by cultivators are enjoying protected tenure of one kind or another.

5. It is both difficult and useless for me to attempt to criticise from outside the rent proposals. Enhancements are largest in the wheat villages, but, as a whole, they amount to only 17 per cent, and raise the all-round rental rates

to a pitch of only 29 per cent above the rental rates at last Settlement. Special cases of enhancement are explained in the village notes.

6. The valuation of the home-farm and the estimate of the Siwai income are points on which I cannot profitably add any remarks.

The sub-letting of the sir lands brings in handsome sums to some of the non-cultivating malguzars.

7. The revenue enhancement proposed adds only Rs. 4,432-12-0 to the present demand, or 16 per cent,—a sum which is less than the rent enhancement by some Rs. 1,600. The proposed assessment, though strict when viewed as a percentage of the assets, is much lighter than the assessment at last Settlement, which was itself lighter than the preceding ones. Viewed by the effect it will have on the present incomes of the proprietors, it should be acceptable to them in a great number of cases, and in the remaining cases where they are called upon to contribute substantial sums to the enhanced demand out of their present profits, it cannot evoke reasonable complaint, as it presses much more lightly than the ordinary on their assets.

8. On reconsidering the details, I perhaps naturally do not find any cases in which there is urgent reason for modifying my first proposals, but, perhaps in Khandala (No. 23), we might take Rs. 20 less, and in Nimbha (No. 26) Rs. 20 more.

Sanction in time for announcement in October is asked for the revised rent and revenue assessment for a period of 20 years,—commencing with 1st July 1894, and ending on the 30th of June 1914.

R. H. CRADDOCK,

Offg. Commissioner of Settlements and Agriculture,

Central Provinces.

नमो भगवते वासुदेवाय

As fixed at last Settlement.			At Present.	Detail of Changes.	Detail of Balances.		
					Year.	Amount.	How disposed of.
1	2		3		4	5	6
Rs. a p.	Rs. a p.		Rs. a p.				
27,470 0 0	28,357 4 0		444 4 0 For Government Muafi resumed.				
			10 0 0 „ Escheated plots.				
			433 0 0 „ Service Muafi resumed.				
			887 4 0				

At Settlement.		At Present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5
		Nil.		

Soil Class	POSITION CLASS.									
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
(See Statement appended.)										

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At Settlement	...								
At Present	...								

V.—Details of Village area.

	OCCUPIED AREA.						UNOCCUPIED AREA.						AREA IRRIGATED.					Number of irrigation wells.	Number of artificial tanks.	Number of plough-cattle.
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than three years.	Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, and covered by roads and buildings.	Total area unoccupied.	Total area of group.	From tanks.	From other sources.	Total.						
	Under crop.	Fallow of three years or under.	Total.																	
															Acres.	Acres.	Acres.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
At Present	33,561.71	738.99	34,300.74	3,516.72	37,817.46	29.85	93.72	3,177.81	4,860.33	8,161.71	45,979.17 =72 Sq. miles.	43.66	140.53	184.19	41	1	1,764	3,438		
Percentage on total area of areas in columns 4, 6 and 15	...	...	74	...	82	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare entries of last Settlement for columns 2, 4, 6, 12, 15, 16, 17, 18 and 19	29,553.78	457.01	30,010.74	4,736.77	34,757.51	13.37	115.56	5,703.93	4,321.45	10,164.38	44,961.82	...	...	...	...	...	...	...

VI.—Details of Holdings.

	HELD BY MALGUZARS.				HELD BY MALIK-MAHEZARS.				HELD BY REV. NICE-FIFE GRAN-TEES.				HELD BY ABSOLUTE OCCUPANCY TENANTS.				HELD BY ORDINARY TENANTS.				HELD RENT-FREE OR BY PRIVILEGED TENANTS.		Total occupied area (to agree with column 6 of Statement V).
	As sir.	Other than sir.	Total.	Area of total leased.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	In lieu of service.	As grant from malguzar.				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19					
At Present	4,011.26	1,217.44	5,228.70	422.37	336	2,322.52	45	661.86	333	6,605.74	905	15,910.91	1,343.54	404	5,125.64	91.13	524.39	87,817.48					
Percentage on total occupied area of areas in columns 4, 11, 13 and 16	...	...	14	...	...	...	...	...	...	17	...	41	...	...	...	...	...	...	...	...
Compare entries of last Settlement for columns 4, 11, 13 and 16	3,489.39	...	3,489.39	...	...	2,078.74	...	1,076.47	...	7,563.50	...	6,266.11	...	...	13,753.44	...	576.86	84,797.51		

XI.—Assessment Proposals and Comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (col. 9 of Statement X).	Percentage of proposed revenue on total estimated enhanced income (col. 5 of Statement X).	ANALYSIS OF INCOME ON WHICH ASSESSMENT BASED.				
				Present rental receipts (line 3 of Statement VII, and cols. 2 and 5 of Statement IX).	Estimated Siwai receipts (col. 4 of Statement VIII).	RESULTING FORM VALUATION.		
						Rental valuation of sir and khudkasht, excluding actual cash receipts (i.e., col. 7 of Statement IX, minus col. 2).	Rental value of land held by privileged tenants, excluding cash receipts (i.e., col. 8 of Statement IX, minus col. 5).	Rent enhancements proposed (difference between line 5 and cols. 2 and 6 of Statement VII).
1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
28,357 4 0	32,790 0 0	80	65	36,803 12 9	561 0 0	6,378 12 0	722 0 0	6,004 11 3
[Sanctd. 31,710 0 0		...	63	...	...	...	...	5,954 11 3]

XII.

Actual Increase (+) or Decrease (—) of proposed on present revenue.	COMPARE INCREASE (+) OR DECREASE (—)					COMPARE INCREASE (+) OR DECREASE (—) PER CENT IN		INCIDENCE PER ACRE IN CULTIVATION OF	
	In proposed cash rental (cols. 1, 2 and 6 of Statement X).	In valuation of sir, khudkasht and privileged land (cols. 3 and 7 of Statement X).	In Siwai income (cols. 4 and 8 of Statement X).	Net Increase or Decrease.	Increase (+) or Decrease (—) per cent of proposed revenue over present revenue.	Area in cultivation (col. 4 of Statement V).	Estimated income (cols. 5 and 9 of Statement X).	present revenue on area of former Settlement.	proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
1,432 12 0	10,413 11 10	4,664 10 6	77 0 0	15,155 6 4	16	14	43	0 15 1	0 15 4
[Sanctd. 3,852 12 0	10,363 11 10	...	...	15,105 6 4	12]				

XIII.—Distribution of revised revenue between Malik-makbuza and Malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [column 5 of Statement X, minus col. 1].
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
3,753 8 0	3,398 8 0	355 0 0	9	29,391 8 0	63
			[Sanctd.	28,311 8 0	61]

STATEMENT III.—Area in cultivation classed

Soil class.	WHEAT LAND.										Total.
	Ordinary.	Khari.	Lawn.	Pathar.	Wahori.	Bandhia.	Bandhan.	Irrigable.	Khari irrigable.	Rau.	
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
Kali II	419.08	...	...	...	50	...	...	...	...	...	419.58
Morand I	3,595.02	18.00	6.64	...	71.59	7.13	...	...	...	...	3,698.38
Do., II	9,224.99	89.64	3.60	658.97	785.28	36.50	2.00	101.19	2.78	61.36	10,975.71
Khardi	3,314.58	16.24	4.00	8.00	6.00	5.90	...	11.20	...	...	3,365.92
Betari	...	...	...	...	...	...	...	...	...	...	...
Bardi	...	...	...	...	...	...	...	...	...	...	...
Kachhar	40.02	...	...	...	...	...	...	...	...	...	40.02
Total	16,593.69	123.88	13.64	666.97	873.37	49.53	2.00	112.39	2.78	61.36	18,499.61
Percentages	48	...	...	2	8	...	...	...	...	...	54

IV.—Cropped area classified

	Wheat.	Rice.	Juari.	Gram.	Juari-Tur.	Cotton.	Lac.	Linseed.	Bajra.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At Settlement	...	...	...	...	...	...	...	...	Not ascer.
At Present	5,240.86	160.65	7,159.94	1,022.33	7,101.91	740.64	337.71	3,137.98	147.78

according to Soils, Position, &c.

RICE LAND.					GARDEN LAND.					MUTAFARIKAT.					
Irrigable.	Khari irrigable.	Saman.	Jhilan.	Total.	Irrigable.	Khari irrigable.	Barani.	Khari barani.	Total.	Santha.	Mutafarikat.	Khari	Total.	GRAND TOTAL.	Percentage.
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
...	...	...	...	...	...	...	...	...	...	...	...	...	...	419.58	1
...	...	...	...	...	59.63	...	1.25	...	60.91	...	711.56	23.00	734.56	4,493.85	13
34.25	3.22	.60	1.43	39.95	71.48	4.74	21.81	1.66	99.63	4.06	4,640.46	85.52	4,725.98	15,845.39	46
50.83	1.00	3.85	.86	56.54	15.82	3.65	8.14	1.02	28.63	...	8,924.77	132.32	9,057.09	12,508.18	36
...	...	...	...	...	...	...	...	...	...	...	493.09	6.47	499.56	499.56	1
...	...	...	...	...	...	...	.25	...	.25	...	486.29	1.49	487.78	488.03	1
...	...	...	...	...	.66	...	.72	...	1.38	...	4.75	...	4.75	46.15	...
85.08	4.22	4.45	2.74	96.49	147.62	8.39	32.17	2.68	190.86	4.06	15,260.92	248.80	15,509.72	34,300.74	...
...	...	...	...	...	1	...	...	...	1	...	44	1	45	...	...

according to Crops.

Til.	Tur.	Chillica.	Ringia.	Garden produce.	Castor-oil seed.	Sugar-Cane.	Cotton-Tur.	Pán.	Other crops.	Total.	Area double-cropped.	Cropped area.
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
2,165.76	5,726.95	124.54	86.64	87.58	209.14	5.59	175.33	...	696.51	33,617.84	56.09	33,561.75

[To be substituted for the Resolution bearing the same number and date.]

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department,—No. 5363, dated Nagpur, the 3rd December
1894.*

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the re-assessment of the Parseoni Group of the Ramtek Tahsil, in the Nagpur District, and Letter No. 6022, dated the 18th July 1894, forwarding the Report.

READ ALSO—

Memorandum No. 3075—147, dated the 31st August 1894, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

R E S O L U T I O N .

This group lies in the doab of the Pench and the Kanhan rivers running along the north of the Nagpur and Wardha Districts, and consists of the southern portion of the Bhimgarh parganah which includes 41 villages or 57 mahals. The surface is flat and even, except in the north and east on the fringe of the group where it is hilly and undulating, and the soils are rich and productive. Sixty per cent. of the land is classed as morand and kati, while khardi, which amounts to 36 per cent., is said to produce good jowar and tur. These are the staple food-crops of the tract occupying 58 per cent. of the total cropped area. The area under wheat is very small (15 per cent.) in comparison to the large proportion of excellent soil, but the explanation lies in the fact that the area is too well drained for that crop. There are no metalled roads within the group, but trade is active owing to the proximity of the villages to Nagpur and Kamptee, and cultivators obtain good prices for their surplus agricultural produce. The malguzars and tenants seem to be in a fairly prosperous condition.

2. The existing condition of the group as regards cultivation and assets, and the effect of the Settlement on the tenants' rents and on the malguzars' jamas, are exhibited in the following statistical abstract. The figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary from the point of view of the ryots, the malguzars and the Government, of the basis and results of re-assessment :—

1.	Gross area of the group	...	...	45,960 a.
2.	Area under cultivation at last Settlement	...	...	30,960 a.
3.	Area now under cultivation	...	...	31,500 a.
4.	Percentage of increase of (3) over (2)	...	...	1.76 per cent.
5.	Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement	...	...	17.5 per cent.
6.	Total assessable assets at last Settlement	...	...	5,500 Rs.
7.	Total assessable assets at present Settlement proposed by the Settlement Officer	...	...	7,500 Rs.
8.	Total assets as adopted by the Chief Commissioner	...	...	6,000 Rs.
9.	Percentage of increase of (8) over (6)	...	...	9.1 per cent.
10.	Total enhancements of rent at present Settlement—			
	(a) Effected by the Settlement Officer	...	...	1,500 Rs.
	(b) As accepted by the Chief Commissioner	...	...	500 Rs.
11.	Average rate of rent per acre of ryoti area—			
	(a) At last Settlement	...	...	1 Rs.
	(b) As now proposed by the Settlement Officer	...	...	1 Rs. 9 Annas
	(c) As sanctioned by the Chief Commissioner	...	...	1 Rs. 9 Annas

				Rs.
12.	Present revenue	...	...	28,357
13.	Percentage of (12) over (8)	...	...	80 per cent.
14.	Percentage of (12) on (8)	...	...	56 „
				Rs.
15.	Revenue now proposed by the Settlement Officer	...	...	32,790
16.	Revenue now sanctioned by the Chief Commissioner	...	...	31,710
17.	Percentage of (16) on (8)	...	...	63 per cent.

3. The group has made some progress since last Settlement. Cultivation has increased by 14 per cent., and the assets by 19 per cent. The rent-rates have risen only 10 per cent., but they were high at the last Settlement, owing to the keen competition for land, especially in the kharif-growing villages, and but a moderate enhancement was provided for by the unit-rates sanctioned.

The operations of the Settlement Officer result in an enhancement of 19 per cent. in the rents of absolute occupancy tenants, of 21 per cent. in those of occupancy tenants and of 6 per cent. in those of ordinary tenants. The present payments of malik-makbuzas have been raised by 11 per cent. only. These proposals are considered to be lenient and have been approved by the Chief Commissioner with one exception. In village No. 37 (Kothurna) the Chief Commissioner did not think that a sufficient case had been made out for so large an enhancement on occupancy tenants, which amounted, indeed, in the case of two tenants to 87 per cent., and he accordingly directed that the rents be reduced by Rs. 50.

4. The reductions effected in the existing payments of ordinary tenants are generally reasonable. In mauzali Khandala, however, the reductions appear to be great, and no reasons have been given, except that the rents are excessive. The reductions have been accepted by the Chief Commissioner as there was evidence of care in the Settlement Officer's action. But he will be glad if in future, when the Settlement Officer proposes heavy reductions of rent, he will bear in mind Mr. Woodburn's desire to have some definite information given as to the actual condition of the tenants and the extent of their arrears and indebtedness.

5. The area included in the home-farm of the malguzars has increased from 3,489 to 5,229 acres, or by 50 per cent., but it forms only 14 per cent. of the total occupied area. It has been valued at Rs. 1-7-11 per acre, which is moderate considering that the malik-makbuzas and absolute occupancy tenants, whose lands correspond most closely with the home-farm lands, will pay at Re. 1-9-10 and Re. 1-7-7 respectively. Over 400 acres are reported to be sublet at Rs. 3-6-9 per acre.

The income from siwai is trifling, amounting only to Rs. 689 in the year of the Settlement Officer's enquiry. The Settlement Officer has assumed an average of Rs. 561 against Rs. 484 at the last Settlement.

6. The total revised assets of the group as thus revised amount to Rs. 50,420, and have been sanctioned by the Chief Commissioner for purposes of assessment. It is proposed to assess a revenue of Rs. 32,790, adding Rs. 4,433, or 16 per cent., to the present demand. The share of Government under these proposals was reduced from 80 to 65 per cent., and the revenue enhancement less than the rent enhancement effected by the Settlement Officer by Rs. 1,572. Under the recent orders of the Government of India, however, reductions have been made wherever these proposals exceeded 60 per cent. of the present assets, unless the existing revenue was already in excess of 65 per cent. of these same assets. The effect has been to reduce the Settlement Officer's gross assessment by Rs. 1,040. In two cases the Chief Commissioner considered reductions, aggregating Rs. 40, to be desirable on other grounds.

The revised revenue will therefore stand at Rs. 31,710, falling at 63 per cent. of the sanctioned assets, and the resulting revenue rate per acre will be Re. 0-14-9 as compared with Re. 0-15-1 at the last Settlement. In a large number of villages in this group the existing revenue has been maintained,

although in excess of 60 per cent. of the assets, because it already exceeds 65 per cent. of these assets, and it has been hitherto paid without difficulty. But the assessment generally is undoubtedly a favourable one to the malguzars, because the incidence on cultivation has been reduced, and the effect of the rent revisions has been to add Rs. 5,955 to the rent-roll of the malguzars, while the enhancement of the revenue has been only Rs. 3,373.

7. Subject to any orders which may be received from the Government of India, the assessment as now revised is sanctioned for a period of 20 years, commencing from the 1st July 1894 and extending up to the 30th June 1914.

[True Extract.]

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.

No. 5364.

Dated Nagpur, the 3rd December 1894.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with the request that, after the announcement of the revised rents and jamas, a tabular statement, in the usual form, may be submitted to this office.

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.

ERRATUM.

[To be pasted at the foot of Resolution No. 5363, dated the 3rd December 1894.]

In paragraph 6 of the above Resolution for the sentence beginning "In a large number of villages" read—

"In a large number of villages the existing revenue exceeds 65 per cent. of the present assets and has been hitherto paid without difficulty. The assessment has, accordingly, been made at ratios of the assets varying between 60 and 65 per cent."

R. H. CRADDOCK,

Second Secy. to the Chief Commissioner,

Central Provinces.

NAGPUR :

Dated the 4th June 1895. }

CENTRAL PROVINCES SECRETARIAT.

Revenue Department.

No. 2126.**FROM****H. H. PRIEST, Esq., I. C. S.,****OFFG. CHIEF SECRETARY TO THE CHIEF COMMISSIONER,***Central Provinces,***To****THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,***Central Provinces.**Dated Nagpur, the 4th May 1895.***SIR,**

In continuation of this Administration's Resolution No. 5363, dated the 3rd December 1894, I am directed to forward a statement giving details of the revised assessments of the Parseoni group in the Ramtek tahsil of the Nagpur District.

I have the honour to be,**Sir,****Your most obedient Servant,****H. H. PRIEST,***Offg. Chief Secretary.*

Statement giving details of the revised Assessments of the Parseoni group of the Ramtek tahsil in the Nagpur district.

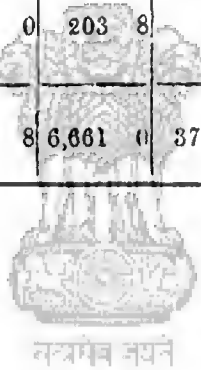
Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	REVISED RENTAL PAYABLE BY—				Total assets.	Revised revenue.	PERCENTAGE OF—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
1	Palora, Mahal I.	13 0 0	92 0	340 0	320 8	752 8	966 8 0	580 0 0	60	60	68
	Do., do. II.	38 0 0	253 8	379 8	137 8	770 8	808 8 0	490 0 0	61	60	
	Do., do. III.	...	...	170 0	...	170 0	170 0 0	100 0 0	59	59	
2	Pipla ..	41 0 0	699 0	689 0	227 8	1,615 8	1,903 8 0	1,245 0 0	65	65	86
3	Gaona ...	156 0 0	311 0	331 0	147 0	789 0	1,036 0 0	680 0 0	65	60	74
4	Garanda ...	145 0 0	215 0	347 0	101 0	663 0	1,021 0 0	700 0 0	68	63	70
5	Waghora ...	109 0 0	15 0	819 0	11 0	845 0	1,089 0 0	695 0 0	64	60	81
6	Dorli ...	183 0 0	205 8	330 0	152 0	637 8	1,067 8 0	740 0 0	69	64	92
7	Saholi ...	5 0 0	...	173 0	84 0	257 0	350 0 0	200 0 0	57	57	87
8	Singori ...	85 0 0	215 0	294 0	32 0	531 0	696 0 0	445 0 0	64	60	64
9	Hingna, Mahal I	...	21 0	...	15 0	36 0	119 0 0	65 0 0	55	55	95
	Do., do. II	...	...	68 0	31 0	99 0	161 0 0	95 0 0	59	59	
	Do., do. III	...	20 0	37 0	18 0	75 0	100 0 0	65 0 0	65	65	
	Do., do. IV	...	29 0	3 0	5 0	37 0	41 0 0	25 0 0	61	61	
	Do., do. V.	...	...	...	15 0	15 0	104 0 0	65 0 0	62	62	
	Do., do. VI	...	...	12 0	...	12 0	96 0 0	60 0 0	62	60	
	Do., do. VII.	...	22 0	...	...	22 0	169 0 0	100 0 0	59	59	
	Do., do. VIII.	5 0 0	...	...	12 0	12 0	131 0 0	75 0 0	57	57	
	Do., do. IX.	...	...	6 0	4 0	10 0	90 0 0	55 0 0	61	61	
10	Jamaswari, Mahal I	34 0 0	43 0	481 0	62 0	586 0	826 8 0	545 0 0	63	63	100
	Do., do. II.	105 0 0	59 0	526 0	137 0	722 0	918 0 0	625 0 0	68	65	
11	Sonegaon ...	11 0 0	67 0	529 8	41 0	637 8	773 8 0	505 0 0	65	65	90
12	Gundri ...	11 0 0	575 0	470 8	117 0	1,162 8	1,312 8 0	790 0 0	64	64	73
13	Palsori ..	5 0 0	123 0	195 0	116 0	434 0	693 0 0	420 0 0	60	60	90
14	Parseoni ...	692 8 0	521 0	924 8	341 0	1,786 8	3,147 0 0	2,220 0 0	70	65	76

*Statement giving details of the revised Assessments of the Parseoni group of the Ramtek tahsil
in the Nagpur district.—(Contd.)*

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	REVISED RENTAL PAYABLE BY—				Total assets.	Revised revenue.	PERCENTAGE OF—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
15	Babulwara ..	6 0 0	84 0	368 0	287 0	739 0	798 0 0	480 0 0	60	60	75
16	Bhagi ..	3 0 0	129 0	156 0	210 8	495 8	847 8 0	505 0 0	60	60	105
17	Mahari ..	7 0 0	32 0	231 0	74 0	387 0	768 8 0	460 0 0	60	60	88
18	Bausingi ..	80 0 0	247 8	117 0	325 8	690 0	879 0 0	550 0 0	62	60	90
19	Digalwari ..	122 0 0	194 0	340 0	296 0	830 0	1,150 0 0	735 0 0	64	60	89
20	Karambhar ..	169 0 0	1,244 8	2,645 0	208 0	4,097 8	4,903 8 0	3,000 0 0	61	60	87
21	Itgaon, Mahal I.	66 0 0	104 0	373 8	16 0	493 8	903 0 0	565 0 0	62	60	78
	Do., do. II	122 0 0	270 0	360 8	27 0	65 8	1,030 8 0	665 0 0	65	60	
	Do., do. III	223 0 0	189 0	408 0	103 0	700 0	1,077 8 0	735 0 0	68	62	
22	Pardi ..	4 10 8	223 0	387 0	29 0	639 0	860 10 8	514 10 8	60	60	77
23	Khandala ..	459 0 0	438 0	737 0	254 0	1,429 0	2,346 0 0	1,545 0 0	66	60	72
24	Nahigaon, Mahal I.	14 0 0	459 0	1,534 0	24 0	2,017 0	2,271 0 0	1,365 0 0	60	60	71
	Do., do. II	28 0 0	328 0	1,598 0	434 0	2,360 0	2,439 0 0	1,475 0 0	60	60	
25	horbardi, Mahal I.	8 0 0	5 0	70 0	60 0	135 0	143 0 0	85 0 0	59	58	120
	Do., do. II	...	5 0	68 0	19 0	92 0	96 0 0	55 0 0	57	57	
26	Nimbha ..	497 0 0	183 0	490 0	211 8	884 8	1,316 8 0	850 0 0	61	60	88
27	Pendhri ..	26 0 0	224 0	111 0	34 8	369 8	541 8 0	305 0 0	56	55	78
28	Kusamdara ..	...	23 0	75 0	57 12	155 12	458 12 0	235 0 0	52	52	98
29	Sakarla, Mahal I.	...	...	45 0	115 8	160 8	214 0 0	140 0 0	58	58	108
	Do., do. II	...	...	173 8	52 0	225 8	284 8 0	170 0 0	60	60	
30	Saoli ..	42 0	74 0	325 0	104 4	503 4	675 4 0	420 0 0	6	60	88
31	Mogra ..	...	13 0	270 8	267 0	550 8	772 8 0	460 0 0	60	60	80
32	Kanadevi ..	...	...	35 0	167 4	202 4	229 4 0	115 0 0	5	50	43
33	Salai ..	184 4 0	125 0	579 8	224 4	923 12	1,326 12 0	800 0 0	60	56	71
34	Hetikhera ..	...	...	94 0	274 0	368 0	600 0 0	300 0 0	51	51	77
35	Kusambhi ..	80 0 0	32 0	330 0	73 0	435 0	630 8 0	110 0 0	65	60	87

*Statement giving details of the revised Assessments of the Parseoni group of the Ramtek tahsil
in the Nagpur district.—(Concl'd.)*

Serial Number.	Name of village and mahal.	Payments of malik-makbuzas as revised.	REVISED RENTAL PAYABLE BY—				Total assets.	Revised revenue.	PERCENTAGE OF—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
36	Nimtalai ...	117 0 0	234 0	240 0	42 0	516 0	734 0 0	485 0 0	66	61	76
37	Koturna ...	149 12 0	684 8	534 0	92 0	1,310 8	1,692 4 0	1,075 0 0	64	60	81
38	Kirnapur ...	8 0 0	483 0	120 0	21 0	624 0	684 8 0	415 0 0	60	60	65
39	Wagholi ...	5 0 0	110 0	447 0	162 0	719 0	794 0 0	480 0 0	60	60	80
40	Chicholi ...	5 0 0	63 0	103 0	66 0	232 0	445 0 0	265 0 0	60	60	81
41	Mahadula ...	4 0 0	47 0	392 0	203 8	642 8	732 8 0	440 0 0	60	60	85
	TOTAL ...	3,768 2 8	9,738 8	20,922 8	6,661 0	37,317 0	50,464 6 8	31,684 10 8	65	60	80



**RENT-RATE REPORT FOR THE BAREGAON GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

—:O:—

The Baregaon group is a small but not unimportant group on the extreme west of the Ramtek tahsil.

It comprises 33 villages or 42 mahals, and includes 7 villages of the Mohgaon pargana of the Chhindwara district, transferred to this district since last Settlement, and 26 villages of the Bhiugarh pargana. It does not contain as homogeneous villages as I could have wished, but it was impossible to form a group otherwise, and it was not desirable to join this group in with either Patansaongi, Parseoni, or Bhiugarh, for though it contains a few fine villages and a few poor ones, it is inferior to the two former and superior to the latter.

It is bounded on the north by the Khamarpani forests; on the east also by Government forest, which divides it from the Bhiugarh group, and by low hills which separate it from the Parseoni group on the south-east; on the south the Kanhan river divides it from the Patansaongi group; and on the west the same river divides it from the Katol tahsil, and further north from the Chhindwara district.

2. The group is practically cut into two by the range of hills at Maharkund, which projecting west-wards from the Satpura reserve stretch across the group as far as the Sarupgota nala between Chorkhairi and Raiwari. If you hug the nala you can cross into the northern portion of the group without an ascent. The two portions north and south of the Maharkund range are similar in one respect, namely that with poor land along the hills on the east, an improvement is met with as you advance west-wards to the Kanhan. And the villages on the north-west really belong to what is known as the "Khaloti" of the Sausar tahsil, situated between the Kanhan and the Khamarpani uplands.

But, on the whole, the southern half south of the Maharkund range is much superior to the other, for it is flatter, and contains richer soil, and, though on the east by the hills which divide it from the Parseoni group, the soil is poor, still the country, save for the area on the Kanhan bank, is flat. In the northern portion, on the other hand, though the western villages are fair, the surface of the country hereabouts is much more uneven.

Throughout the group, however, there are hills, and to the north these are covered with jungle, while to the south they are bare.

3. I will next consider the figures showing the area and extent of cultivation in this group.

—:O:—

	OCCUPIED AREA.					UNOCCUPIED AREA.					AREA IRRIGATED.			Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of plough-cattle.	
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than three years.	Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, and covered by roads and buildings.	Total area unoccupied.	Total area of group.	From tanks.	From other sources.					Total.
	Under crop.	Fallow of three years or under.	Total.															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present ...	17,530-77	564-35	18,095-12	1,883-83	19,978-95	14-48	1,431-40	3,993-20	8,073-36	13,518-44	38,497-39 = 52 Square miles.	...	56-91	56-91	30	...	1,247	2,494
Percentage on total area of areas in cols. 4, 6 and 15 ...	...	...	54	...	60	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19 ...	12,841-06	187-88	13,028-91	1,835-43	14,861-37	5-57	2,476-43	5,776-93	10,356-14	18,615-14	38,479-49	...	...	...	...	...	...	...

The total area which corresponds very closely with the area at last Settlement is 33,497 acres, or 52 square miles, of which 60 per cent is occupied, and 54 per cent cultivated. But, while the increase in the former is 34 per cent, the cultivated area has increased by 38 per cent, so that there has been some increase in holdings as well as in newly broken land.

And as waste and fallow in holdings is just under 10 per cent in a group, in which there is a great deal of very poor land, there cannot be closer cultivation within holdings expected. But there is some scope for extension of cultivation to waste, although there is very little land of good soil remaining to be broken up.

Only 3 per cent of the area in cultivation falls under current fallows; another indication that the cultivation of the group is fairly close.

Irrigation is of no importance; a trifling area of rice, and a little garden land in the southern villages.

The returns of cattle show a plough and pair of bullocks to every 14½ acres in cultivation, so that the people have sufficient cattle, and in most cases lots of grazing land; moreover, small holdings in some of the large villages partly decreases the average number of acres to a plough.

4. There has been thus considerable progress in the group, but the figures, which follow regarding soils, will show that the new cultivation relates to much poorer land:—

Soil class.	WHEAT LAND.							RICE LAND.				GARDEN LAND.				MUTAFARIKAT.		GRAND TOTAL.	Percentage.
	Ordinary.	Khari.	Pathar.	Wahari.	Bandha.	Irrigable.	Kan.	Total.	Irrigable.	Saman.	Jhilan.	Tikra.	Total.	Irrigable.	Barani.	Khari Barani.	Total.	Acres.	Acres.
Kali II ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	451.02	2
Morad I.	387.06	6.51	2.00	13.84	2.00	...	103.41	574.90	...	...	...	...	...	...	...	...	450.32	1,464.93	8
Do., II.	1,295.78	35.05	98.35	63.47	6.00	10.00	825.31	2,440.09	7.81	2.00	...	...	52.85	6.31	8.44	75.06	3,628.86	6,134.10	34
Khadi ...	247.09	...	...	...	...	...	3.03	250.12	6.07	3.57	...	1.00	17.39	...	...	...	8,366.54	8,644.98	45
Barani ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	213.11	213.51	1
Bardi ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	972.02	974.47	5
Kachhar ...	19.53	...	...	...	...	...	...	19.53	...	...	...	...	...	...	...	...	172.58	192.11	1
Total ...	1,940.46	46.16	100.36	82.31	8.00	10.05	1,089.31	3,294.64	15.42	5.59	...	1.00	76.63	6.91	22.80	168.21	14,709.32	18,005.12	...
Percent- age ...	11	...	1	...	...	...	6	18	...	...	...	...	...	...	...	1	81	...	...

It will be seen that the group has a fair amount of the richest soil. Almost the whole of this is met with in the open plain south of Chorkhairi and north of Umri and Bawangaon, in which the fine villages of Baregaon, Khubala and Temburdoh are located. In the northern half there is fair morand II situated in the villages of the "Khaloti." About 45 per cent of the cultivated area may be said to come under the category of good land; while the khardi as producing good juari and tur may be called fair. Then there is a good deal of bardi and retari lying at the base of the numerous hills which intersect the tract, and along the Kanhan river.

But more important is the division into wheat land and non-wheat land.

This division is as follows :—

		Wheat land.	Non-Wheat land.
		Per cent.	Per cent.
Kali II	...	...	100
Morand I	...	38	62
Do., II	...	40	60
Khardi	...	3	9
Bardi	...	...	100
Retari	...	...	100
Kachhar	...	10	90
All soils	...	18	82

It will be at once seen that most of the richest soil of the group is non-wheat land, for it is situated along the Kanhan, and is too well drained by that river, and cracks up too quickly to produce good wheat.

It is certainly unusual to find kachhar non-wheat-producing, but the truth is that the kachhar lies not low in the river bed, but on a fairly high well-drained area, and when the Kanhan is in flood, the waters of the Sarupgota nala are banked up and spread over the high bank, though the soil is alluvial, it is after the flood has subsided, rapidly drained.

There is no group in which we find less wheat land, but to make up for it the mutafarikat lands are specially good here, and the people seem to be well contented enough with their lands, and do not grumble at all about them.

5. A statement of crops is next given showing crops at Settlement and now, with the proportions in which they hold the land :—

Crop.	Area at Settlement.	Area at Present.	Percentage on present cropped area.
	Acres.	Acres.	
Juari	9,326	7,808	44.5
Juari-Tur	286	1,115	6.5
Tur	871	3,317	19
Cotton and Cotton-tur	1,042	2,119	12
Wheat	420	764	4.4
Linseed	65	590	3.5
Til	134	655	3.2
Gram	224	393	2
Castor-seed	204	442	2.5
Other crops	264	444	2.5
Total	12,836	17,552	100.1
Double-cropped	...	21	.1
Net cropped area	12,836	17,531	100

The chief features of the cropping are the large extent of the kharif cropping and the growth of rabi cropping.

The most noteworthy increases of the kharif crops are found in cotton and tur; juari having declined a little; while though rabi cropping only covers about 12 per cent, yet the area of rabi crops has about trebled.

Of the wheat land about 25 per cent is under wheat, but I very much doubt whether there is not some land in this group which could produce wheat if the cultivator did not prefer cotton or tur.

Another fact to note in this group is the complete disappearance of sugar-cane, which at last Settlement covered 63 acres, and now only one acre and a half.

With 70 per cent juari and tur and 25 per cent made up of cotton, wheat and oilseeds, the group is rich both in food and export crops, and the increase in cultivation has not been accompanied by any falling off in the character of the crops grown.

6. The population of the group is 7,470 by the recent Census, as against 6,854 at last Settlement. There is so much hill and jungle in the group that the pressure of population is only 138 to the square mile, but no less than 267 to the cultivated square mile.

Several villages have only a few huts but there is only one which is actually 'rith'. The chief villages, with their population at Settlement and at present, are named below:—

		At Settlement.	By last Census.
		No.	No.
Baregaon	...	1,164	1,404
Khubala	...	764	772
Kochi	...	599	586
Temburdoh	...	540	523
Richua	...	397	510

There are also 14 villages having populations of from 100 to 400 souls.

7. There is no market of any importance within the group, for the large villages are near the town of Khapa; while the villages on the north-west are quite close to Lodhikhera of the Sausar tahsil. Nagalwari on the north used to be a timber-market, but now timber is brought further south to Khapa with its weekly bazar.

The markets which are readily accessible outside the group are Khapa, Patansaongi, Wakori, Saoner, Kelod and Lodhikhera, so that surplus produce can easily be disposed of by the cultivators. Baregaon is about 24 miles from Nagpur.

The tract has thus felt the full effects of price rise, and the southern portion, at all events, cannot be called remote; indeed only the north-eastern villages in the jungle are open to that reproach.

There is no metalled road in the group, but there is a good cart-track from Khapa to Baregaon and on to Nagalwari in the jungly portion of the group, and of course there are the usual village roads; while the metalled Chhindwara road passes only a few miles outside.

8. The foregoing account of the group will make it clear that the group is a good one and its deficiencies consist in the rather large amount of poor soil and the number of hill, which intersect the tract. The information which I will next give of the tenures of the group and the castes and condition of the proprietors and tenants, will fully support this view.

The statement of tenures is now given :—

	Held by Malguzara.			Held by Malik-makbuzas.		Held by Revenue-free grantees.		Held by Absolute occupancy tenants.		Held by Occupancy tenants.		Held by tenants of superior class in ordinary tenant right.	Held by Ordinary tenants.		Held Rent-free or by Privileged tenants.		Total occupied area (to agree with column 6 of Statement V).	
	As sir.	Other than sir.	Total.	Area of total leased.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	No. of holdings.	Area.	No. of holdings.	Area.	As grant from malguzar.	In lieu of service.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	3,703.99	1,115.21	4,819.20	196.49	81	628.05	30.48	193	2,152.96	387	5,875.94	855.17	325	6,248.83	64.24	304.08	19,978.95	
	...	...	24	...	...	...	...	...	11	...	29	...	...	26	...	...	...
	2,142.69	...	2,142.69	...	...	512.74	95.05	...	3,144.21	...	1,910.14	...	...	6,815.25	...	244.29	14,561.37	

The large extent of proprietary cultivation is the most striking feature. It has more than doubled, and now amounts to 24 per cent of the occupied area. This is chiefly due to the large home-farms of the Baregaon Kunbis, who will be described later on.

Tenures and holdings. There are not many malik-makbuzas, and only 4 holdings of revenue-free grantees.

Absolute occupancy tenants hold 11 per cent of the occupied area, or 15 per cent of the tenant area, but the decline in the area held in this right has been large—namely 31 per cent. This, however, is much to be discounted by the fact that land was recorded in absolute occupancy right in the name of persons who were sharers, or subsequently became sharers in the villages, and these have now become sir.

The occupancy area has now trebled, and amounts to 29 per cent of the occupied area, or 40 per cent of the tenant area.

Ordinary tenants hold 26 per cent of the occupied area, or 35 per cent of the tenant area; while another 5 per cent of the tenant area is held in ordinary right by tenants holding land in superior right also.

It may seem that the tenures do not support my contention that the group is rather a good one; but since it is a group of considerable development, the ordinary area is not at all large. Indeed, the area held by ordinary tenants, pure and simple, is no larger than the area added to holdings since last Settlement; while the occupancy area has trebled.

The following is the average size of holdings in the group —

				Acres.
Absolute occupancy	...	...	...	11
Occupancy	...	...	...	16
Ordinary	...	...	...	16

The average size is lowered by small holdings in the large villages of rich soil, the tenants of which hold land in other villages besides, and when cases are taken into account in which malik-makbuzas hold ryoti land, absolute occupancy tenants hold land in occupancy right, and tenants hold land in two or more villages: there is no reason for thinking that holdings are really small in this group; each cultivating family on an average has certainly not less than 20 acres of land, though of course there are many with much larger holdings and many with much smaller.

9. I now proceed to a brief description of the proprietors and tenants of the group.

The castes of the proprietors, are as follows:—

				No.
Kunbis	...	...	...	41
Brahmins	...	...	...	9
Musalmans	...	...	...	7
Lodhis	...	...	...	5
Marwaris	...	...	...	2
Marathas	...	...	...	2
Kalar	...	...	...	1
Pardeshi	...	...	...	1
Sunar	...	...	...	1
Teli-Kalar	...	...	...	1
Bohra	...	...	...	1
Total	...	...	...	71

Among the Kunbis are 17 Deshmukhs of Baregaon, who hold between them nine villages Proprietors and tenants, in this group, with two villages held in mortgage.

The Baregaon-Deshmukhs are a remarkable family of fine, tall, sturdy farmers. Only three generations ago the head of the family had a small holding of 6 acres as his sole estate. By steady toil and perseverance he got on and acquired more land until he finally bought a village; he then took to lending money and grain, and the family as it now is, is a most prosperous one. The oldest representative, over 70 years of age, lives in Rajegaon, and still supervises his own cultivation, which is of most thorough and careful character, and he is a man who has shot in his time more tigers than usually falls to the lot of the keenest "shikari" malguzars. On the whole, the Baregaon-Kunbis are good landlords and popular, but closer acquaintance with the more sordid side of money-lending has rubbed off some of the simple-minded, honest farmer gloss from some of the representatives of the family.

Another Kunbi is the proprietor of Garmi and Tekari, a quarrelsome man, who has ejected tenants, and of whom even Marwaris complain as being too sharp for them.

The other Kunbi proprietors of the group are generally well-to-do, except those of Kochi and Sarra, who are much involved in debt and have mortgaged their villages. Four villages including Khubala belong to Brahmins, some of whom are wealthy, and the rest well-to-do. Hingna belongs to Mahomedans, who are not well off. Two villages are owned by Lodhis; those of Chiudewani Khurd being in debt, and of Mohgaon well-to-do.

Of the Marwari proprietors one is the well known Ramlal, Marwari, of Mohgaon (Sausar tahsil), a notorious tyrant; the other is also a big money-lender.

The superior rights of one village belong to the Bhonsla Estate, but otherwise the great landlords of Nagpur are not represented. Umri belongs to a cloth-merchant of Nagpur, and Bawangaon to a Bohra—the like of whom I have never met. It is always war between him and his tenants—even malik-makbuzas and absolute occupancy tenants have been ejected by him.

The landlords of the group represent in their dealings with their tenants a rather worse than average lot, for they are mostly indifferent landlords, while some are more than usually tyrannical.

Transfers of proprietary rights relate to 11 villages, or a third of the whole number, but only four whole villages have been transferred, and Kunbis and Brahmins are represented both among sellers and buyers, but the latter include the two Marwaris.

10. To turn to the tenants, there are 841 tenants if heads of joint families represent the members. The chief castes, are as follows :—

	No.		No.
Kunbis	326	Mhalis	16
Gonds	90	Brahmins	14
Telis	86	Barhais	12
Mahars	83	Lodhis	10
Malis	61	Pardhans	10
Kalars	36	Mahomedans	8
Gowaris	25	Others	44
Dhangars	20		
		Total	841

It will be seen that 483 or 57 per cent of the tenants belong to the good cultivating castes of Kunbis, Telis, Malis and Lodhis; while when Kalars and Brahmins are added, 63 per cent of the tenants are accounted for : about 12 per cent are composed of Gonds and Pardhars, who represent the poorer jungle lot, and 25 per cent are made up of castes, such as Mahars, Mhalis, &c., &c., which comprise all sorts and conditions of cultivators.

So far then as castes go, the description of the group as a good one is fully borne out. I will next give details of classing by condition :—

Class.	Description.	Number.	Per cent.
A.	Well-to-do, and lending money and grain	32	4
B.	Well-to-do, and free from debt	161	19
C.	Average men with some debt, but not very deeply involved	547	65
D.	Very poor, or deeply involved in debt, or with holdings mortgaged	101	12
	Total	841	100

This classification on the system followed in the Patansaongi group shows a figure of prosperity of 106, against Patansaongi 107 and Parseoni 105. But, of course, the figure of prosperity in Patansaongi was lowered by the abnormal circumstances of six villages of that group, barring which the figure of prosperity was 119, and so the group does not rank with Patansaongi, though it is about equal to Parsegni.

Transfers by sale of holdings in this group have not been numerous 19 absolute occupancy holdings, or 10 per cent having been sold ; and 14 occupancy holdings, or about 4 per cent.

A great number of these transfers relate to purchases of holdings by the Baregaon patels, who are anxious to take every opportunity of extending their home-farms; some purchases have been made by cultivating tenants, and a few only by money-lenders.

11. The rental arrears of this group were last season Rs. 977, or 7 per cent on the rental, but in 17 of the 33 villages there were no arrears at all, and of the whole no less than Rs. 600 occur in one mahal in Khubala.

These are almost entirely due to the negligence of the proprietor, a Brahmin, who is a mere dreamer, a man who spends his days in religious exercises; while his son, who is a reader in the District Office, has no time or opportunity for looking after the affairs of the village. The proof that the existence of the arrears is due to the neglect of the landlord lies in the fact that there are no arrears in the other mahal, the rental incidence and the cultivators being precisely the same; many well-to-do men are also among the defaulters. If this amount be excluded from the arrears, proper, there are left only Rs. 307, or but little over 2 per cent of the cash-rents of the group in balance.

12. I will next state the figures which show the rents of the group and their rise since last Settlement :—

Class of Cultivator.	RATE PER ACRE.		Rise percentage.	Actual present rents.
	At Settlement.	At Present.		
	Rs. a. p.	Rs. a. p.		Rs. a. p.
Absolute occupancy ...	1 5 4	1 7 5	9	3,154 4 0
Occupancy ...	1 4 9	0 15 3	-27	5,607 8 9
Ordinary ...	0 11 3	0 11 2	-1	4,257 4 0
All-round	0 15 6	0 14 9	-5	13,019 0 9
Occupancy-cum-ordinary	0 13 4	0 13 2	-1	9,864 12 9
Malik-makbuza	1 8 9	1 6 6	-9	882 4 0

These figures do not give a very true idea of the progress of rents, for the ryoti lands of last Settlement have lost over 2,600 acres to sir, and have gained in their place newly occupied land to the extent of nearly 5,000 acres.

The absolute occupancy lands have lost 1,000 acres to sir, so that 1,609 acres must have also gone into sir from the occupancy-cum-ordinary lands. This left of the last Settlement area 7,125 acres, which with 4,854 acres of newly occupied land now make up the total present occupancy-cum-ordinary area of 11,979 acres. Assuming this new area to be just one-half as valuable as the old, then the rent-rate at Settlement of it would have been Re. 0 6-8, and the total rental of the present occupancy-cum-ordinary area would have been Rs. 7,962. But it is Rs. 9,864, so that the occupancy-cum-ordinary rate has risen by just 24 per cent, and has not fallen at all.

Rents have not risen very much in particular villages, except in those which are jungly to the north of the group, where the rental at last Settlement was often almost nominal. In the large open villages rents generally have been stationary, and show an average fall, owing to poorer land brought under the plough. The difference in the acreage rates of the protected classes of the ordinary rents is remarkable; the ordinary acreage rate falling at less than half of the absolute occupancy rate.

Unit incidence.

13. But it will be easier to examine the rents in the light of the unit incidences, which are next given in tabular form :—

* Incidence.	No. of Villages.
..49	1
..50 to ..60	2
..60 " ..70	1
..70 " ..80	2
..80 " ..90	4
..90 " 1.00	6
1.00 " 1.10	4
1.10 " 1.20	7
1.30 " 1.40	3
1.40 " 1.50	1
1.80 " 1.90	2
Total ...	33

* All-round incidence 1.11.

It will be seen, that 21 out of the 33 incidences or about two-thirds fall between .80 and 1.20, and incidences below these are found in the jungly villages which are not yet fully developed, while those above are found in some of the richer villages in the plain by the Kanhan, where rent-rates were raised by competition of former days.

On the whole then 1.00 may be said to represent the normal incidence of the group, rather than 1.11: the incidence of the group as a whole.

The class incidences are as follows—

Absolute occupancy	...	1.19
Occupancy	...	1.08
Ordinary	...	1.10
All-round	...	1.11
Occupancy-cum-ordinary	...	1.09
Malik-makbuza	...	1.18

14. It is a remarkable circumstance that the absolute occupancy incidence is higher than that of any class, though the disparity is far smaller than was noticed in the case of acreage rates.

The explanation of this is not difficult, for the bulk of the absolute occupancy land lies in the rich villages where competition for land was keen in old days; while the bulk of the ordinary land is situated in the remoter villages, and consists of the poorer jungly land not always perfectly cleared.

In support of this contention I exclude the villages of Temburdoh, Kharduka, Baregaon, Pipla, Kochi and Khubala, which all have land above the average of the group, and as much superior to the other villages. The results of this, are as follows :—

Class.	A (6 EXCLUDED) VILLAGES.		B (27 REMAINING) VILLAGES.	
	Acreage rate.	Unit incidence.	Acreage rate.	Unit incidence.
	Re. a. p.		Re. a. p.	
Absolute occupancy ...	1 11 2	1.27	1 2 3	1.06
Occupancy ...	1 5 11	1.31	0 11 6	.92
Ordinary ...	0 9 5	1.08	0 11 7	1.10
All-round ...	1 4 1	1.26	0 12 2	1.02
Occupancy-cum-ordinary, ...	1 1 5	1.26	0 11 7	1.01

In the A villages the ordinary land only amounts to 25 per cent of the ryoti land, while in the B villages it exceeds 50 per cent.

I conclude therefore from the very marked superiority of the A villages that in selecting a standard for the group, it will be advisable to look more to the B villages, and deal with the A villages by treating them as well above the average.

I showed above (paragraph 12) that the occupancy-cum-ordinary rate had risen on a fair estimate by about 24 per cent, and this would justify, on the occupancy-cum-ordinary figures, for the whole group, a rate of about 1.35.

But as was also said what was looked upon as the normal incidence of the group was 1.00, and this is supported by the occupancy-cum-ordinary incidence in the B villages of 1.01. This fully represents the normal incidence of the group, and justifies a standard rate of 1.25 on price grounds.

The standard rate which I propose is 1.25. This accords very well with the standards adopted for the superior neighbouring groups of Parseoni 1.30, and Patansaongi 1.45; while for the superior villages I propose rates of 1.50, as compared with the rates of 1.55 and 1.65, which represented the highest rates proposed in those two groups.

15. A point which has still to be noticed, however, is the low ordinary incidence in certain villages, as compared with the absolute occupancy incidence.

The villages in which this is at all marked are Baregaon, Khubala and Unri.

This unevenness is due to the fact that all the old occupied land in these villages is of very marked superiority to that newly occupied, which consists of the most uneven and most distant fields. A good deal of the ordinary land is held by tenants of superior classes, who already pay so high for their old lands that they have this extra land at favourable rates; while again some of it consists of poor land in small holdings, and tenants of such land naturally pay a disproportionately small share of the produce, as compared with what can be paid by tenants on larger and richer holdings.

By Ricardo's law the rent must vary with the extent as well as the size of an agricultural holding, and this consideration will, as indicated in the notes against the villages concerned, be given full effect to when rents come to be proposed.

16. Another point is that the proposed standard will give but little increase to absolute occupancy rents. This is, as it should be, for this is one of those groups where the superior lands are comparatively limited in extent so as to result in a very keen competition, which had the effect of stereotyping the absolute occupancy rents, and also malik-makbuza payments at what was at that time, and as even still, rather a high pitch.

A table is now given of the rates proposed for the various villages:—

Rate.	No. of Villages.
.75	4
.80	3
.90	1
.95	1
1.00	3
1.10	5
1.15	1
1.20	2
1.25	5
1.30	2
1.35	1
1.40	1
1.60	4
Total	33

The average of the incidences as compared with the averages of the rates, stand as follows :—

	Average incidence.	Average rate.
A villages ...	1.20	1.41
B Do. ...	.95	1.05
Whole group ...	1.00	1.12

There is therefore but little enhancement provided for, since in the jungly villages where rents were low, there has already been considerable rise, and while in the open plain villages where lands are chiefly kharif lands, rents even from former days at a pitch, which makes much enhancement now undesirable.

17. The next step is to state the past, present and estimated future assets of the group, together with the present and estimated future revenue.

The first table will show the assets at last Settlement and at Present; Siwai being omitted :—

Assets.	At former Settlement.	At Present.
	Rs. a. p.	Rs. a. p.
Cash ...	12,278 3 9	13,901 4 9
Value of sir land ...	1,911 0 7	4,831 4 1
Total ...	14,189 4 4	18,732 8 10

The increase then has been Rs. 4,593-4 6, or 32 per cent—the result of a 34 per cent increase in the occupied area discounted by a small drop in the acreage rent-rate.

Increase of assets.

The Siwai income as estimated at present amounts to about Rs. 378, bringing total assets up to Rs. 19,460.

18. The revenue as fixed at last Settlement was Rs. 11,702, which fell at 82 per cent of the then assets, or if Rs. 500 be added as an estimate of the Siwai at that date to the then assets at just under 80 per cent.

This revenue on the assets of the present date amounts to 60 per cent, so that there is not very much room for revenue enhancement. The sums added since Settlement have to be verified from the District office, but the revenue of the present date may be taken to be in round numbers Rs. 12,000.

19. The next figures relate to estimated assets when rents are enhanced and sir re-valued.

Class of Ryot.	Present.	Deduced.
	Rs. a. p.	Rs.
Malik-makbuza ...	882 4 0	1,029
Absolute occupancy ...	3,154 4 0	3,502
Occupancy ...	5,607 8 9	6,478
Ordinary ...	4,257 4 0	4,283
All-round ...	13,019 0 9	14,263

We may, I think, assume that after all allowance is made for margins, the cash-rents will be Rs. 14,000, and malik-makbuza payments about Rs. 1,000. When the sir lands are re-valued, the valuation should hardly fall below Rs. 7,500.

Estimated effect of proposals on rents and revenue.

In round numbers I would estimate the malguzari assets as follows :—

		Rs.
Cash rents	...	14,000
Value of sir, &c.	...	7,325
Siwai	...	675
Total	...	22,000

On this a 82 per cent assessment will give a demand of Rs. 13,640, to which must be added Rs. 900 on account of malik-makbuza revenue, bringing the total estimated demand up to Rs. 14,540, or say 20 per cent on the present demand of Rs. 12,000.

At the very outside, and if the assets have been rather under-estimated by me, the future land revenue cannot possibly exceed Rs. 15,000, or 25 per cent on the present revenue, and it will be difficult to attain this without hardship to proprietors, for it would absorb the entire cash assets of the group.

The proposals now submitted seem certainly moderate, but even if they will add 20 per cent to a revenue which fell at 82 per cent at last Settlement, they will hardly be lower than could be expected; for the assets on which it will be based will exceed those of last Settlement by about 56 per cent, and if there has been large increase of cultivation, it is to a large extent balanced by the inferior quality of the new land.

20. I conclude with the usual statement of comparison :—

Group.	Total area in square miles.	PERCENTAGE TO TOTAL AREA OF		Percentage to cultivated area of wheat land.	PERCENTAGE TO CROPPED AREA.			
		area occupied	area cultivated.		Wheat.	Juari and Juari-tur.	Rice.	Cotton and Cotton-tur.
Tarsa-Khat	111	90	77	88	48	18	3	...
Kodamendhi	110	90	73	85.5	48	18	6	...
Chachar	110	91	81	83	41	23	1	...
Dahigaon	571	52	42	58	82	14	14	...
Ramtek	834	70	57	70	34	24	11	...
Dongartal	77	42	38	21	10	81	25	...
Parseoni	72	82	74	64	15	42	..	2.7
Patansaongi	62	87	78	43	8.5	47	...	12
Baregaon (Under report)	52	60	54	18	4.4	51	...	12

Group.	INCREASE PER CENT.		Rent-rate per acre.	Rise of rent-rate since Settlement.	Unit incidence.	Standard rate.	PRESSURE OF POPULATION	
	In area occupied.	In area cultivated.					on total square mile.	on cultivated square mile.
Tarsa-Khat	2	9	0 12 9	25	.69	.85	194	233
Kodamendhi	1	9	0 12 11	32	.78	.90	182	247
Chachar	4	7	1 1 8	20	.94	1.15	190	232
Dahigaon	86	44	0 11 11	28	1.06	1.05	100	240
Ramtek	14	14	0 13 3	27	.88	1.05	257	450
Dongartal	100	97	0 9 7	26	.98	.80	140	372
Parseoni	9	14	1 1 8	10	.99	1.30	217	288
Patansaongi	3	5	1 6 4	4	1.26	1.45	436	568
Baregaon (Under report)	34	38	0 14 9	--5	1.11	1.25	138	267

NAGPUR :
Dated the 16th November 1893.

R. H. CRADDOCK,
Settlement Officer.

RENT-RATE REPORT FOR THE BAREGAON GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

—:o:—

No. C-463, dated the 27th November 1893.

Submitted to the Revenue Secretary to the Chief Commissioner.

The group lies on the Northern border of the district where it marches with the Southern (Sausar) tahsil of Ohhindwara, and includes some country which geographically belongs to the open plateau of that tahsil, called the *low lands* "khalauti" in contradistinction to the high Satpura country further North. The cropping is principally kharif, and, speaking generally, the villages are poor. There has been a very large increase of cultivation—the occupied area having increased by 34 per cent, and, if Siwai be included, the assets of the malguzars are now larger by 37 per cent than they were at last Settlement.

2. The average rates of ryoti rents show no rise, but if allowance be made for the inferior quality of the newly broken lands, the rent-rate of the occupancy and ordinary classes taken together has risen by about 24 per cent. The rents of absolute occupancy tenants have, of course, remained unenhanced, but were originally high and are still in many cases higher than those paid by unprotected ryots. There is obviously no case for substantial rent enhancement, and the Settlement Officer's proposals will result in the enhancement of the payments of the absolute occupancy tenants by at most 12 per cent, and of occupancy tenants' payments by at most 15 per cent. These proposals may, I venture to submit, be safely accepted, and in the case of a few really good villages I would somewhat increase the enhancements on the protected ryots by going rather higher above the standard rate than the Settlement Officer has proposed. In a tract of this description, the difference between the value of land in good and in bad villages is very great indeed.

3. The lowness of the rents paid by ordinary tenants in certain villages is attributed by the Settlement Officer to the smallness of their holdings, which leaves them insufficient for the payment of a full economic rent. In this case lenient treatment is desirable, and the Settlement Officer shows his intention of adopting it.

J. B. FULLER,

Commissioner of Settlements and Agriculture.

Central Provinces.

STATEMENT A.—Baregaon Group of the Ramtek Tahsil, Nagpur District.

Serial and Settlement Nos.	Name of Village and Mahal.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at Present.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and musafi land.	Total.			Cash.	Estimated value of sir, khudkasht and musafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
1	Chhindewani	494 4 0	74 9 5	568 13 5	435	77	355 0 0	195 2 2	550 2 2	-18 11 3	-3	15
2	Do., Khurd	51 0 0	95 5 1	146 5 1	260	178	76 0 0	182 7 5	258 7 5	112 2 4	77	46
3	Tekari	34 0 0	39 1 6	73 1 6	130	178	31 0 0	161 1 8	192 1 8	119 0 2	163	236
4	Bichwa	426 0 0	76 9 9	502 9 9	299	60	476 0 0	271 1 2	747 1 2	244 7 5	49	51
5	Warpani	34 0 0	...	34 0 0	80	235	33 8 0	111 10 7	150 2 7	116 2 7	341	16
6	Jaurimet	147 8 0	87 5 7	234 13 7	200	85	108 5 3	129 3 1	237 8 4	2 10 9	1	4
7	Garra	40 0 0	26 4 10	66 4 10	100	151	66 0 0	25 4 5	91 4 5	24 15 7	36	4
8	Naglwari	53 12 0	4 15 2	103 11 2	97	93	165 0 0	51 0 1	216 0 1	112 4 11	108	4
9	Podapati	12 4 0	2 5 0	15 9 0	6	39	20 0 0	...	20 0 0	4 7 0	22	-1
10	Chondetal	15 2 0	4 7 3	20 15 3	13	63	75 0 0	80 14 0	115 14 0	94 14 9	456	1
11	Churaji	159 4 0	51 0 4	190 19 4	120	63	361 8 0	...	361 8 0	170 13 0	90	
12	Churpur	187 6 0	57 2 1	198 6 1	160	80	571 0 0	23 7 1	614 7 1	486 1 0	223	
13	Churagan	105 0 0	151 10 4	256 10 4	180	73	212 0 0	81 2 10	294 2 10	37 0 6	15	
14	Churari	709 0 0	34 13 9	773 13 9	500	65	787 0 0	124 4 3	911 4 0	137 7 11	18	
15	Churhari	45 0 0	9 1 10	54 1 10	37	63	125 0 0	7 0 0	132 0 0	75 5 3	140	
16	Churkund	3 4 0	2 5 7	6 9 7	20	455	35 6 0	40 12 0	75 12 0	69 2 5	1,048	
17	Churagan	157 0 0	155 3 3	312 3 3	400	107	569 0 0	155 9 11	724 9 11	401 15 6	108	
18	Churadch, Mahal I.	308 7 0	12 3 3	306 15 3	500	73	332 1 0	61 10 8	393 11 0	-17 3 6	-2	
	Do., do., II.	597 3 0	58 7 8	655 15 8	500	79	441 8 0	281 12 5	723 4 5	87 4 9	14	

STATEMENT A.—Baregaon Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	Assets at last Settlement.			Re-venue.	Per cent-ago on assets.	Assets at Present.			Increase in assets since last Settlement.		
		Cash.	Estimated value of sir, khudkasht and musafi land.	Total.			Cash.	Estimated value of sir, khudkasht and musafi land.	Total.	Actual.	Per-cent-ago.	In-crease per cent in culti-vation.
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
19	Kharduka ...	384 0 9	217 4 0	601 4 9	400	67	282 0 0	385 9 7	667 9 7	66 4 10	11	13
37												
20	Baregaon, Mahal I.	1,228 2 0	57 4 11	1,285 6 11	1,200	93	116 8 0	28 8 9	145 0 9	190 7 4	7	19
38							100 0 0	30 5 7	130 5 7			
							806 10 6	393 13 5	1,200 7 11			
	Do., do., II.	1,158 8 0	287 1 11	1,445 9 11	1,200	83	393 4 0	289 9 6	682 13 6	10 10 2	...	
21	Pipla ...	166 0 0	63 11 1	229 11 1	200	87	599 8 0	152 10 3	752 2 3			
39							165 0 0	88 8 6	251 8 6	21 13 5	10	33
22	Kochi, Mahal I.	1,400 5 0	25 6 11	1,425 11 11	1,000	70	544 4 0	100 3 1	644 7 1	-14 14 7	-1	13
40	Do., do., II.						415 4 0	351 2 3	766 6 3			
23	Hingna ...	256 3 0	38 6 8	294 9 8	300	102	173 0 0	139 1 5	362 1 5	67 7 9	23	87
47												
24	Richhala ...	102 12 0	32 4 1	135 0 1	135	100	322 8 0	94 4 10	416 12 10	281 12 9	209	94
48												
25	Khubala, Mahal I.	869 8 0	122 5 6	991 13 6	750	76	902 4 0	78 12 6	981 0 6	-10 13 0	-1	1
46	Do., do., II.	849 2 0	9 2 5	858 4 5	750	87	1,024 0 0	92 5 2	1,117 5 2	259 0 9	30	56
26	Sawangaon ...	310 4 0	9 12 8	320 0 8	275	86	652 0 0	70 10 2	722 10 2	402 9 6	126	43
45												
27	Umri ...	530 4 0	14 7 7	544 11 7	450	83	605 12 0	69 11 3	676 7 3	131 11 8	24	43
57												
28	Mohgaon ...	69 8 0	14 10 3	84 2 3	90	107	228 0 0	39 10 4	267 10 4	133 8 1	216	131
56												
29	Pondhri ...	67 0 0	42 2 11	109 2 11	85	78	275 0 0	138 0 10	413 0 10	303 13 11	279	115
75												
30	Garmi ...	89 12 0	6 1 9	95 13 9	90	94	147 8 0	77 8 7	225 0 7	129 2 10	134	52
74												
31	Dhakara ...	292 0 0	73 9 0	365 9 0	400	109	320 8 0	129 15 9	450 7 9	84 14 9	23	-3
71												
32	Khairi ...	294 8 0	23 2 9	317 10 9	250	79	336 0 0	72 4 0	408 4 0	90 9 3	29	28
58												
33	Ramdengri, Mahal I.	154 0 0	4 8 5	158 8 5	110	70	46 0 0	...	46 0 0	172 7 9	109	21
57	Do., do., II.						284 0 0	...	234 0 0			
	Do., do., III.						35 0 0	16 0 2	51 0 2			
	GRAND TOTAL ...	12,278 3 9	1,911 0 7	14,189 4 4	11,702	82	13,901 4 9	4,881 4 1	18,782 8 10	4,593 4 6	32	38

STATEMENT B.—Showing the scale of factors adopted for the Baregaon group of the Ramtek Tahsil, Nagpur District.

Soil class.	WHEAT LAND.												RICE LAND.								GARDEN LAND.				• MUTAFARIKAT.	
	Ordinary.	Lawn.	Khari.	Bandhia.	Bandhan.	Pathar.	Waburi.	Irrigable.	Khari irrigable.	Rán.		13	14	15	16	17	18	19	20	21	22	23	24	25	26	
										— 20 per cent.	— 40 per cent.															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
Kali II	...	36	40	64	36	40	29	18	36	64	29	22	...	...	...	...	...	...	...	...	72	76	36	64	32	64
Morand I	...	32	38	56	32	38	26	16	32	56	26	20	62	50	34	42	45	56	20	25	64	68	32	56	28	56
Do, II	...	25	28	42	25	28	19	16	25	42	19	14	56	45	30	37	40	50	14	17	50	53	25	42	20	42
Khari gohari	...	16	19	28	16	19	14	14	16	28	14	10	40	32	12	15	20	25	5	6	32	33	16	28	...	...
Do, mutafarikat	32	33	8	16	10	25
Bardi	25	20	8	10	12	15	3	4	24	30	8	10	5	10
Retari	25	20	8	10	12	15	3	4	24	30	8	16	5	10
Kachhar	...	36	...	...	...	...	...	...	...	29	22	...	...	...	...	...	...	...	...	...	...	...	...	...	32	...

STATEMENT C.—Baregaon Group of the Ramtek Tahsil, Nagpur District.

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
1 — 2	Chhindwasi Buzurg ... Occupancy-cum-ordinary ... Malik-makbura	169-00	157 4 0	Rs. a. p. 0 15 0	20-14	Rs. a. p. 10 0 0	Rs. a. p. 0 7 11	—47	·43	Ryoti } 1-35 & Sir } (Sanctd) 1-25	This average-sized village lies in the north-west corner of the group, about four miles from Lodhikhera, in the Chhindwara district; it formerly formed part of the Chhindwara district. The eastern portion contains scrub; the western portion is morand II, with little morand I gohari; the rest is morand II and khardi mutafarikat, of inferior quality. It contains a substantial village site of about 60 houses. Wheat covers only 57 acres, or about 6 per cent. Juari grows on 286 acres, and cotton on 118 acres. Wealthy Brahmans of Lodhikhera are the proprietors. There are 18 tenants in all, of whom 13 are local. They include Kumbis 7, Musalmans 4, Mahars, Marwari, Brahmin, Khatri, &c, and are classed as A 2, B 5 and C 11; a substantial, strong lot. There are no rental arrears. Areas have changed between tenures, and a large part of the area has been added to the malguzars' home-farms. The all-round figures are the safest guide for comparison. They justify a rate of 1·45, while the same rate is supported by the occupancy figures. The absolute occupancy area is too small to be regarded. But it is impossible to impose so much enhancement at once, and I would adopt 1·35 for both ryoti and sir land.
		65-94	96 12 0	1 7 6	135-05	137 0 0	1 0 3	—31	·96		
		233-00	234 4 0	1 0 1	247-14	202 0 0	0 13 1	—19	1·03		
		46-94	488 4 0	1 0 9	403-33	349 0 0	0 13-10	—17	·96		
		293-91	331 0 0	1 1 9	382-19	339 0 0	0 14 2	—20	1·00		
2 — 3	Do. Khard ... Occupancy-cum-ordinary ... All-round	7-25	6 0 0	0 13 3	56-20	5 0 0	0 15 6	17	·88	Ryoti .90 Sir 1·25	This small village is to the south of Chhindwasi Buzurg. It contains about 100 acres wheat land, which is all uneven, morand II, and khardi mutafarikat prevail. Wheat covers only 26 acres of land; while juari and cotton grow on 138 and 98 acres, respectively. Linseed occupies about 50 acres. The village is owned by Lodhis of Suner. There are 6 tenants, of whom 2 are local, 2 come from Baregaon and the rest from Chhindwasi Buzurg and Mehdi. They are all Kumbis, and are classed as B 3, C 2 and D 1; a fair lot. There are no rental arrears. The occupancy-cum-ordinary figures point to a rate of ·90. This rate looks rather high for the occupancy class, but there are only four occupancy tenants holding land on nominal rents,
		20-62	6 0 0	0 4 8	78-77	31 0 0	0 6 4	36	·45		
		93-94	45 0 0	0 7 8	41-95	45 0 0	1 1 2	124	1·89		
		114-56	51 0 0	0 7 1	120-73	76 0 0	0 10 1	42	·83		
		114-56	51 0 0	0 7 1	120-73	76 0 0	0 10 1	42	·83		

STATEMENT C.—Baregaon Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
3 4	Tekari { Absolute occupancy Occupancy { Ordinary All-round Occupancy-eum-ordinary Malik-makbuza	Acres.	Ra. a. p.	R. a. p.	Acres.	Ra. a. p.	Ra. a. p.	which consist of individually small sums of Rs. 6, &c., and may be doubled without hardship. I would therefore adopt 90, allowing very liberal margins to the occupancy tenants in individual cases. I would value sir, which covers 68 per cent, and is the best land in the village, at 1-25, the standard rate for the group. Cultivation has increased by 47 per cent, and assets have risen by 77 per cent.
		22-00	6 0 0	0 4 4	...	...	...	...	...	...
		8-50	5 0 0	0 9 5	...	...	...	...	...	...
		32-75	12 0 0	0 5 10	69-20	31 0 0	0 7 2	23	-65	-80	
		63-25	23 0 0	0 5 10	69-20	31 0 0	0 7 2	23	-65	(Sanctd. 65)	
		41-25	17 0 0	0 6 7	69-20	31 0 0	0 7 2	9	-65	Sir 1-00	
		14-50	11 0 0	0 12 2	...	...	...	...	...	(Sanctd. 1-00)
<p>This jungly malguzari village of about 30 houses, of which only four are tiled, lies to the east of Chhindewani Khurd. It was formerly a part of the Chhindewara district. It was nearly all jungle at last Settlement, but since it has been purchased by the present malguzar, Ragho Kubita of Garui in 1885; it has been much improved. The eastern portion lately reclaimed is morandi land; the rest is morandi 11 and khardi mutafarikat. Juari is the chief crop; it covers 189 acres. Cotton grows on 86 acres. Wheat and tur occupy an equal area of 50 acres. There are 5 tenants, of whom 3 are local. One comes from Wakori, and 1 from Chhindewani. Pardhans, Kunbis and Gowaris are the castes. The classes are B 1 and C 4; a moderate lot. There are no rental arrears. Cultivation has increased by 232 per cent, and assets have risen by 163 per cent. All the best and the newly occupied land is in the malguzars' home-farm. The ordinary rents justify a rate of 80, and I would adopt it. The sir, which covers 86 per cent, can be valued at 1-00, or 20 per cent below the standard rate, in consideration of the low ryoti incidence, and of the fact that the proprietor has taken a great deal of trouble in bringing the village under cultivation.</p>											

to the old land. All-round rents justify a rate of 70; while the absolute occupancy figures bear out a rate of 80. The choice lies between 70 and 80. I would then adopt 75 both for ryoti and air lands. The air covers 24 per cent. Margins will be left to ordinary tenants.

This jungly village lies to the east of Sarra, adjoining the Government forest. It contains about 40 houses, but all of poor style; it holds a weekly-market on every Friday, but not of much importance. It was once a timber-mart, but now it has declined. The soil is all khaddi mutafarikat, except a few acres of land, which are morand II mutafarikat near the village site. It is owned by the Barezaon malguzars. There are 16 tenants, and juari and tur are the chief crops. The castes of the tenants are Gonds—12, Kunbi, Kalar, Mahar and Gowari—13 are local, and 3 come from Dodepar. They are classed as B 2 and C 14; a fair lot. There are no rental arrears. Cultivation has increased by 49 per cent, and assets have risen by 36 per cent. Some of the absolute occupancy area has become sir, but all the occupancy tenants of Settlement continue. The proprietors have appropriated the best fields out of the old ryoti area, and the present ryoti area contains over 130 acres of land of recent occupation, and in quality equal to the land held at Settlement by the ordinary tenants. Occupancy land here is almost identical with the old occupancy, and would bear on the figures a rate of at least 1·20, which is also light enough for absolute occupancy land, but the chief area to be considered is that held by ordinary tenants, whose rents have risen sufficiently, and I would, while adopting a rate of 1·10, refrain from enhancing ordinary tenants. It is not a cotton-growing village, which makes it rather below the average of the tract. The same rate will therefore suffice for sir.

This jungle village of about seven huts is to the east of Nagawari. It is surrounded by the Government forest, and kiardi mutafarikat is the only soil. Juari is the chief crop. The proprietors are the same as in Nagawari. There are only two poor Gond tenants of D class, but there are no rental arrears. With only two small holdings, a rate is hardly necessary, but for form's sake I propose 1.10 as in Nagawari, which the village adjoins. It is the poorest and remotest village of the group.

Nagawari	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	45'00	21 8 0	0 7 8	29'93	17 8 0	0 9 4	22	1'06	Ryoti } 1'10. & Sir }	
		51'44	42 0 0	0 13 1	57'06	36 8 0	0 10 3	-22	'86		
		111'81	35 4 0	0 5 1	186'04	111 0 0	0 9 7	S9	1'04		
		208'25	98 12 0	0 7 7	273'03	165 0 0	0 9 8	27	1'00		
		163'25	77 4 0	0 7 7	243'10	147 8 0	0 9 9	29	'99		
Dodepar	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary	1'10	
	
		27'88	13 4 0	0 7 7	32'04	20 0 0	0 10 0	32	1'34		
		27'88	13 4 0	0 7 7	32'04	20 0 0	0 10 0	32	1'34		
		27'88	13 4 0	0 7 7	32'04	20 0 0	0 10 0	32	1'34		

STATEMENT C.—Baregaon Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.	
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	
10	Bhondetal ... { Absolute occupancy ... } Occupancy ... { Ordinary ... } All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	...	...	...	...	...	...	...	...	1-00 Byoti & Sir }	This is another jungle-village amidst the Government forest, adjoining Nagalwari to the south. It is also owned by the Baregaon-patels. Morand II gohari in the rain position covers 62 per cent; the rest is khardi mutafarikat. It is almost a 'rich' village with only three huts of Gond tenants. Wheat is the chief crop, and there are small areas of til, gram and juari. There are only 3 tenants, of whom 2 are Gonds and 1 Warhai—classified as all D; a poor lot. Cultivation has increased by 178 per cent, and assets have risen considerably. Rent-rates have also risen to a full extent, and I would adopt 1-00, simply to level up to, and would value sir at the same rate.
...				
...	
...	
11	Chironji ... { Absolute occupancy ... } Occupancy ... { Ordinary ... } All-round ... Occupancy-cum-ordinary ...	84-50	72 0 0	0 13 8	81-94	69 8 0	0 13 7	-1	84	1-10 Byoti }	This is a poor jungle-village south of Kaurimct. Except for a small area on the borders of Bhondetal, the land is all mutafarikat and chiefly khardi, which is also by no means flat towards the west and north-west. The village site is a jungle cue, and the houses are not up to mark. Juari is the chief crop, and it covers 260 acres, or about 60 per cent. The village belongs to the Bhondia Estate. There are 24 tenants, of whom all are local, including Mahars A 1, C 19 and D 4; an average lot. Rulers 19 are 10, Yeh-Kakars 19, &c. They are classed as in arrears. Rent-rates are fair, and have not risen much. The absolute occupancy area remains unchanged, but the whole of ordinary area of last Settlement has been added to occupancy with some new land, and nearly the whole of ordinary area consists of new and poorer land, and if fresh area be half as valuable as the old land, the real rise in rent-rate would have been 36 per cent, justifying on the all-round a rate of 1-05. This is rather low for the protected classes, who bear out a rate of 1-20, so I would adopt at least 1-10.	
73-31		48 4 0	0 10 6	266-14	177 8 0	0 10 8	2	84				
88-63		49 0 0	0 8 10	180-07	114 8 0	0 10 2	15	1-03				
246-44		169 4 0	0 11 0	628-15	301 8 0	0 10 11	-1	89				
33		161-94	97 4 0	0 9 7	446-21	292 0 0	0 10 6	10	91			

This is a small village south of Bichwa, situated on fair non-wheat-bearing land of moderate II quality; the surface, however, is not very level, and the good condition of the fields is due to good and laborious cultivation on the part of the proprietors. The village site has been established by the proprietors, who say they have spent a great deal in settling the village. Juar is the chief crop; cotton covers only 45 acres. The village houses are of an ordinary type for a second-rate village. The Baregon-patels are the proprietors. There are 18 tenants in all, of whom 10 are local; the rest come from Mohpa and Kanol—Kunbis number 7, Gond 5, Mahars 3, &c, and are an average lot—classed as B 5, C II and D 2. Kapes 25 are in arrears, due by one of the two absolute occupancy tenants, whose land had been valuable khari by the old village site, but since the removal of the village has much depreciated. Cultivation has increased by 30 per cent, and assis have gone up by 15 per cent only. With a large increase of the occupied area over past land, the rent-rate has fallen, and except for the rents on the old khari lands is moderate. The absolute occupancy area remains unchanged, and the increase is only nominal. There are only two occupancy holdings, and their area is too small to be consi-

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the other by a local Kumbi. There are 37 tenants, of whom 33 are local—Kumbis number 19, Dhargars 9, Brahmins 2, &c. They are classed as B 9, C 20 and D 8; a well-to-do lot, except the D, of whom 6 have mortgaged their holdings, making themselves poor. Rental arrears are trifling; Rs. 14 only being in balance, but these even are disputed. Areas have changed. Some of the absolute occupancy area has gone into sir, while a large part of the ordinary area has been added to occupancy. The occupancy rents, as compared with the occupancy-cum-ordinary of last Settlement, show a decrease of 10 per cent—instead of a rise as shown. Absolute occupancy rents justify a rate of 1.50, and the same rate is supported by the fall in the occupancy rental. I would then adopt 1.50. Ordinary area is too small to be considered; the same rate will suffice for sir, which covers 26 per cent.

Mahal I.—This mahal is owned by the Baregaon patels, and it contains better and more wheat land than mahal II. Junari is the chief crop, and it grows on 237 acres. Cotton occupies 76 acres. The village rate of 1.50 will be suitable here, and I would adopt it both for ryoti and sir land.

Mahal II.—This mahal is owned by one Sheoram, Kumbi, of the village. The mahal is as good as mahal I, though it contains less gohari land than mahal I; it contains more fine muntarikat land. The rate of 1.50 adopted for the village, as a whole, will prove suitable. The absolute occupancy tenants will require liberal margins, I propose 1.50 both for ryoti and sir land.

This is a small village south of Temburdoh, situated on excellent cotton land of the kali II and morad I non-wheat-bearing classes. The only poor land is that lying immediately on the river. The village site is fair for a small village—159 acres are under junari. Cotton covers an area of 38 acres; then follow tur and gram. The Kumbi proprietors of Koehi are the proprietors. There are 12 tenants, of whom 10 are local, and the rest come from Koehi—Kumbis number 6, Mahars 3, Dhargars 2, &c. They are classed as B 2, C 9 and D 1; just a fair average lot. There are no rental arrears. Cultivation has increased by 12 per cent, and assets have risen by 11 per cent. Rent-rates are full, but have not risen at all. The only important

Do., Mahal I.	{ Absolute occupancy ... Occupancy ... Ordinary	136 94	239 0 0	1 11 11	135 19	239 0 0	1 12 2	1	1 17	Ryoti } 1.50 & Sir }
		79 31	97 0 0	1 3 7	188 32	246 1 0	1 4 11	7	1 13	
		136 94	233 7 0	1 11 3	45 87	30 0 0	0 10 5	-61	1 00	
		353 19	569 7 0	1 9 10	369 38	615 1 0	1 6 3	-14	1 14	
		216 25	330 7 0	1 8 5	234 19	276 1 0	1 2 10	-23	1 12	
		46 75	99 0 0	2 1 11	46 61	99 0 0	2 2 0	1	1 15	
		104 50	148 0 0	1 6 8	66 01	100 0 0	1 8 3	7	91	
		22 94	30 0 0	1 4 11	174 62	239 8 0	1 5 11	5	1 00	
		205 25	294 8 0	1 6 11	6 61	5 0 0	0 12 1	-48	1 21	
		332 69	472 8 0	1 6 9	247 24	344 8 0	1 6 3	-2	1 03	
Do., do., II	{ Absolute occupancy ... Occupancy ... Ordinary	228 19	324 8 0	1 6 9	181 23	244 8 0	1 5 7	-5	1 09	Ryoti } 1.50 & Sir }
		47 25	125 0 0	2 10 4	30 21	85 0 0	2 13 0	6	1 58	
		850	25 8 0	3 0 0	8 37	25 8 0	2 13 6	-5	1 42	
		70 19	188 8 0	2 11 0	103 25	253 8 0	2 7 3	-9	1 30	
		68 19	146 8 0	2 2 4	46	1 0 0	2 2 9	1	...	
		146 88	360 8 0	2 7 3	112 68	280 0 0	2 7 9	1	1 31	
		138 38	335 0 0	2 6 9	103 71	254 8 0	2 7 3	1	1 30	
		14 50	23 8 9	1 10 0	2 70	2 0 0	0 11 10	-54	1 18	
Kharduka	{ Absolute occupancy ... Occupancy ... Ordinary	136 94	239 0 0	1 11 11	135 19	239 0 0	1 12 2	1	1 17	Ryoti } 1.30 & Sir } (Sanctd. 1.45)
		79 31	97 0 0	1 3 7	188 32	246 1 0	1 4 11	7	1 13	
		136 94	233 7 0	1 11 3	45 87	30 0 0	0 10 5	-61	1 00	
		353 19	569 7 0	1 9 10	369 38	615 1 0	1 6 3	-14	1 14	
		216 25	330 7 0	1 8 5	234 19	276 1 0	1 2 10	-23	1 12	
		46 75	99 0 0	2 1 11	46 61	99 0 0	2 2 0	1	1 15	
		104 50	148 0 0	1 6 8	66 01	100 0 0	1 8 3	7	91	
		22 94	30 0 0	1 4 11	174 62	239 8 0	1 5 11	5	1 00	
		205 25	294 8 0	1 6 11	6 61	5 0 0	0 12 1	-48	1 21	
		332 69	472 8 0	1 6 9	247 24	344 8 0	1 6 3	-2	1 03	
Kharduka	{ Absolute occupancy ... Occupancy ... Ordinary	228 19	324 8 0	1 6 9	181 23	244 8 0	1 5 7	-5	1 09	Ryoti } 1.50 & Sir }
		47 25	125 0 0	2 10 4	30 21	85 0 0	2 13 0	6	1 58	
		850	25 8 0	3 0 0	8 37	25 8 0	2 13 6	-5	1 42	
		70 19	188 8 0	2 11 0	103 25	253 8 0	2 7 3	-9	1 30	
		68 19	146 8 0	2 2 4	46	1 0 0	2 2 9	1	...	
		146 88	360 8 0	2 7 3	112 68	280 0 0	2 7 9	1	1 31	
		138 38	335 0 0	2 6 9	103 71	254 8 0	2 7 3	1	1 30	
		14 50	23 8 9	1 10 0	2 70	2 0 0	0 11 10	-54	1 18	

STATEMENT C.—Baregaon Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
20	Baregaon, * Mahal's III, IV & V (Contd.)	Area.	Rent.	Ra. a. p.	Area.	Rent.	Ra. a. p.				
38	(Absolute occupancy ...)	249-94	463 5 0	1 13 8	189-75	420 8 0	2 3 5	19	1-42		
	(Occupancy ...)	149-44	187 8 0	1 4 1	327-58	413 10 6	1 4 2	1	1-24		
	(Ordinary ...)	530-31	554 5 0	1 0 9	211-78	123 8 0	0 9 4	-44	1-19		
	All-round ...	929-69	1,205 2 0	1 4 9	729-11	957 10 6	1 5 0	1	1-31		
	Occupancy-cum-ordinary ...	679-75	741 13 0	1 1 6	539-86	537 2 6	0 15 11	-9	1-23	1-50 (Sanctd. 1-65)	
	Malik-makbuza ...	1050	23 0 0	2 3 1	41-48	65 8 0	1 9 3	-28	1-15		
	(Absolute occupancy ...)	...	...	...	27-44	48 0 0	1 12 0	...	1-08		
	(Occupancy ...)	...	...	...	49-04	68 8 0	1 6 4	...	1-08		
	(Ordinary ...)	...	...	...	...	...	...	...	...
	All-round ...	...	...	...	76-48	116 8 0	1 8 4	...	1-08		
	Occupancy-cum-ordinary ...	...	...	...	49-01	68 8 0	1 6 4	...	1-08 (Sanctd. 1-65)	1-50 (Sanctd. 1-65)	
	(Absolute occupancy ...)	...	...	...	22-40	42 0 0	1 14 0	...	1-28		
	(Occupancy ...)	...	...	...	54-48	58 0 0	1 1 0	...	1-19		
	(Ordinary ...)	...	...	...	...	...	...	...	...
	All-round ...	...	...	...	76-88	100 0 0	1 4 10	...	1-22		
	Occupancy-cum-ordinary ...	...	...	...	54-48	58 0 0	1 1 0	...	1-19 (Sanctd. 1-65)	1-50 (Sanctd. 1-65)	
											As above.

These mahals correspond to mahal II of last Settlement and the figures disclose no room for departing from the principles on which the village rate of 1-50 was adopted, with the same limitation as regards ordinary rents.

The village rate will give substantial enhancement. In the application of it, moderation will be exercised.

absolute occupancy area has become sir, while a good deal of ordinary land has been added to occupancy area. The occupancy rents show a rise of 16 per cent over the occupancy-cum-ordinary of Settlement, and justify a rate of 1.74, while the absolute occupancy rents point to a still higher rate, but as the occupancy area also contains poorer land for which high rents are paid, I would not exceed 1.50, the maximum rate for the group. The sir, which covers 30 per cent, will not have a separate rate. Cultivation has increased by 19 per cent, and assets have risen by 7 per cent only. The present ordinary land is made up almost entirely of khadi and hardi, and holdings are so small that it is quite impossible for the tenants to pay a share of the produce equal to the share paid by the protected classes, i. e., they cannot pay the same rent for soil-unit, and I would simply refrain from enhancing their rents, except where payments are nominal or holdings are large.

Mahals I and II.—These mahals are made up of mahal I of Settlement. They contain 563 acres, growing juar and juar-tur : cotton grows on 110 acres. It is one of the best mahals, and the village rate of 1.50 will prove suitable (subject to the limitation above stated in regard to ordinary rents) both for ryoti and sir land. I would therefore adopt it.

The same as above. The ordinary rents are low, and they will be dealt with as above stated. The village rate will otherwise prove suitable. I propose 1.50.

The same as above. The village rate of 1.50 will suffice. The ordinary tenants will require consideration. I propose 1.50 both for ryoti and sir lands.

Do., Mahals I & II ...	{ Absolute occupancy Occupancy Ordinary	338.37	632 0 0	1 13 11	299.31	503 0 0	1 11 10	—7	1.51	Ryoti } 1.50 & Sir } (Sanctd. 1.65)
		133.50	214 0 0	1 9 8	229.58	339 12 0	1 7 8	—8	1.51	
		281.32	312 8 0	1 1 9	180.61	150 0 0	0 13 3	—25	1.09	
		753.19	1,158 8 0	1 8 9	699.50	992 12 0	1 6 8	—8	1.43	
Do., do., I... Occupancy-cum-ordinary	{ Absolute occupancy Occupancy Ordinary	414.82	526 0 0	1 4 4	410.19	489 12 0	1 3 1	—6	1.35	Ryoti } 1.50 & Sir } (Sanctd. 1.65)
		...	...	...	117.82	184 0 0	1 9 0	...	1.81
		...	...	...	104.04	146 4 0	1 6 6	...	1.48
		...	...	...	70.76	63 0 0	0 14 3	...	.97
Do., do., II... Occupancy-cum-ordinary	{ Absolute occupancy Occupancy Ordinary	292.62	393 4 0	1 5 6	...	1.48	Ryoti 1.50 & Sir (Sanctd. 1.65)
		...	...	...	174.80	209 4 0	1 3 2	...	1.28
		
		
Do., do., I... Occupancy-cum-ordinary	{ Absolute occupancy Occupancy Ordinary	171.49	319 0 0	1 13 9	...	1.38	Ryoti } 1.50 & Sir } (Sanctd. 1.65)
		...	...	...	125.54	193 8 0	1 8 8	...	1.53
		...	...	...	109.85	87 0 0	0 12 8	...	1.19
		...	...	...	406.88	599 8 0	1 7 7	...	1.39
Do., do., II... Occupancy-cum-ordinary	{ Absolute occupancy Occupancy Ordinary	235.39	290 8 0	1 3 1	...	1.41	Ryoti } 1.50 & Sir } (Sanctd. 1.65)
		

The interests of ordinary tenants will be safeguarded as in the other mahals, and the village rate of 1.50 will allow some moderate enhancement of occupancy rents, and some leveling up of absolute occupancy rents.

This is a small 'trith' village west of Baregaon on the Kanhan. It contains excellent land on the Baregaon side, kali II and morand I mutafarikat. The land on the river-edge is poorer morand II and khardi mutafarikat. It produces fine yields of cotton, which covers an area of 20 per cent. Juari grows on 92 acres, and tur on 32 acres. The proprietor is the same as in Kochi. There are 10 tenants in all, of whom 7 come from Kochi, and the rest from Baregaon and Kbari. They include Kunbis 8, Mali I and Mahar I, and are classed as A 1, B 1, C 4 and D 4. They all have lands in Kochi and other neighbouring villages, and are a poorish lot, with much debt. Rupees 14 are in arrears. Cultivation has increased by 33 per cent, and assets have risen by 10 per cent. Rents have fallen with poorer land added to holdings. The absolute occupancy area remains unchanged, and the rents justify a rate 1.50, but the whole of the ordinary area has been added to occupancy, and their rents point to a rate of 1.25. The absolute occupancy area is very small, and can be disregarded. I would adopt the standard rate of 1.25, with margins to occupancy tenants of D class. The sir is 34 per cent, and I would not adopt a separate rate for it.

This is one of the river-side villages on the Kanhan, south-west of Baregaon. On that side only there is good land of kali II and morand I mutafarikat. Except for these fields the soil is poor, and that to the south and west and also east along the Bawangaon border is poor and uneven, paying in several cases very high rents. There is some kachhar on the river, but of inferior quality. The village site looks rather a poor place, and there is a great deal of debt. Juari and juari-tur are the chief crops, and they cover an area of 52 per cent. 85 acres are under cotton and cotton-tur. The village is divided into two mahals, each of which is owned by Kunbi proprietors, who are heavily in debt. There are 30 tenants, of whom all but one are local—Kunbis number 23. Dhankars 2, Malis 2, &c. They are classed as B 6, C 16 and D 8; a poor lot. They are also more in debt than they will admit. There are no rental arrears in mahal I, and there are only Rs. 24 in balance in mahal II. Rent-rate has fallen, as the superior

Do., do., V ...	{ Absolute occupancy { Occupancy ... { Ordinary	All-round	Occupancy-cum-ordinary	Malik-makbuza	139-91	330 8 0	2 5 10	...	1.51	1.30	1.19	1.36	1.26	1.15	1.50 (Sanctd. 1.65)
Pipla	{ Absolute occupancy { Occupancy ... { Ordinary	All-round	Occupancy-cum-ordinary	Malik-makbuza	13-50	28 0 0	2 1 2	...	1.01	.82	...	.84	.82	1.25 Ryoti & Sir	1.25 (Sanctd. 1.65)
Kochi	{ Absolute occupancy { Occupancy ... { Ordinary	All-round	Occupancy-cum-ordinary	Malik-makbuza	147-06	341 1 0	2 5 1	...	1.25	1.51	1.42	1.49	1.50	.81	1.50

STATEMENT C.—Baregaon Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
22	Koebi, Mahal I	20.54	41 0 0	1 15 11	...	1.21		absolute occupancy fields held by proprietors have gone into the sir. Areas have changed between tenures, and a large part of the ordinary area has become occupancy. The rents are very high for this class of village. I would then adopt 1.50. Some rents of individual tenants will need reduction.
40		...	...	...	321.60	416 4 0	1 4 9	...	1.21	
		...	...	...	97.01	81 0 0	0 13 4	...	1.47	
		...	...	...	439.15	538 4 0	1 3 7	...	1.25	
	Occupancy-cum-ordinary	418.61	497 4 0	1 3 1	...	1.25		Mahal I.—The village rate of 1.50 will prove suitable both for ryoti and sir land. I therefore propose 1.50, but caution will be exercised in enhancing the poorest tenants.
		...	...	...	5.92	6 0 0	1 0 3	...	.81	1.50
	Do., do., II	8.63	8 0 0	0 14 9	...	1.47		Mahal II.—This mahal is as good as Mahal I, and the rate adopted for the village, as a whole, will also prove suitable here, but the occupancy tenants will require substantial relief. I propose 1.50.
		...	...	...	222.04	374 4 0	1 11 0	...	2.09	
		...	...	...	50.06	33 0 0	0 10 7	...	1.30	
		...	...	...	280.78	415 4 0	1 7 8	...	1.98	
	Occupancy-cum-ordinary	272.10	407 4 0	1 7 11	...	2.00	1.50	This is a small village between Khabala and Baregaon, owned by a number of Mahomedians. The area along the Khabala border is excellent and flat. The northern portion is morand II mutafarikat, and the south-eastern khardi mutafarikat. There is only a small village site, and very few tenants; many having been from time to time ousted by the malguzars. Juar is the chief crop, and it covers about 40 per cent of the cropped area: wheat is not much grown, though there are about 145 acres of gobari land in the
			
23	Hingua		Byoti 1.25 (Sanctd. 1.05)
47		2.44	3 9 0	1 3 8	19.94	10 0 0	0 8 0	...	.87	
		239.44	253 3 0	0 13 6	167.40	161 0 0	0 15 5	14	1.07		
		301.88	256 3 0	0 13 7	187.34	171 0 0	0 14 7	7	1.03		
	Occupancy-cum-ordinary ...	301.88	256 3 0	0 13 7	187.34	171 0 0	0 14 7	7	1.03		
		...	...	...	2.41	2 0 0	0 13 3	...	.42	

STATEMENT C.—Baregaon Group of the Bantek Tahsil, Nagpur District. (Contd.)

Serial and Settlement No.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
											<p>while jhari and jhari-tur occupy 785 acres; tur alone occupies 350 acres, and 18 acres are under double crops. Besides there are several minor crops, covering small areas. The village is divided into two mahals, and both of them are owned by Brahmin proprietors. There are 127 tenants, of whom 9 are outsiders.—Kunbis number 44, Malis 26, Telis 17, Mahars 11, Gowans 8, Ksars 6, Warhis 4, Gondis 3, Marwaris 2, &c. They are classed as A 6, B 30, C 80 and D 21. The D are outnumbered by B, and, as a whole, they are a most substantial lot. There are no rental arrears in mahal II, but in mahal I Rs. 600 are in arrears, of which Rs. 200 are on account of last year. The arrears are chiefly due to the fact that the tenants are not properly controlled. Cultivation has increased by 56 per cent, but it has been extended to poorer land; the rent-rates have remained stationary, though some of the rents are high. Out of nine Settlement occupancy tenants eight continue. The absolute occupancy rents justify a rate of 1.75 on strict price grounds, but the occupancy rents, showing a rise of 71 per cent over the occupancy-<i>um-ordinary</i> of last Settlement, point to a rate of 1.30. Ordinary rents present a striking contrast to those of the protected classes. A scrutiny of details shows that—</p> <p>(a) One-fifth of the ordinary land consists of plots held without rent or at only low rents by tenants of the protected classes, who are paying at very high rates on their old holdings;</p> <p>(b) that many small holdings held by poor tenants consisting of poorer land recently occupied, and too small in extent to support the holders, except at a very nominal rent.</p> <p>I would in settling 1.40 as a rate for the village effect a great deal of adjustment in cases of holdings falling under (a), and refrain almost entirely from enhancing holders falling under (b).</p>

With this stipulation the rate proposed should be very suitable for effecting equitable rent adjustment. The same rate will of course suit

Mahal I.—Under the conditions noted against the village, the rate of 1.40 proposed for the village, as a whole, will prove suitable, and I therefore adopt 1.40. The large rental arrears in this mahal are due to the negligence on the part of the proprietors.

Mahal II.—There are no rental arrears, and the village rate of 1.40 will be quite suitable, under the conditions mentioned above. I would therefore propose 1.40.

This is an exceedingly poor village on the Kanhan north of Khapa. Its lands are all cut up by floods and uneven, and the only land which is better than khadi mutafarikat lies near the village site, and this is only morand II mutafarikat. The village contains some village waste, but the tenants are not allowed to use it by the malguzar, who is a Bohra by caste. The chief crop is jauri, and it covers more than 50 per cent. There are 41 tenants, of whom 28 come from Khapa and 3 from Kochi; the rest are residents. They include 25 Telis, 3 Kuchis, 2 Dhanburs, &c., and are classed as B 7, C 28 and D 6. Except for some of the Khapa men, they are a poor lot, but there are no rental arrears. Rent-rates have largely increased, and are in some cases very excessive. Areas have shifted between tenures, and a good deal of ryoti land has come under the malguzar's home-farm. There were 4 occupancy tenants at Settlement, all of whom are gone, and considerable ordinary area has now become occupancy, while a great deal of new land has been brought under cultivation. On the assumption that nearly the whole of ordinary area has become occupancy, the increase in the occupancy rents over ordinary of last Settlement would point to a rate of 70 only, but this rate is far below the standard, and this proprietor, who is notorious for his cunning, I think, has concealed his ordinary rents at Settlement, and I would adopt 1.00, adjusting between holdings and giving liberal margins to individuals. The sir I would value at the standard rate of 1.25.

Khapaia, Mahal I	Absolute occupancy	283-85	286	8	0	1	6	11	247-18	564	0	0	1	7	7	3	1.16
		98-25	171	0	0	1	11	10	177-10	242	0	0	1	5	10	-22	1.38
		166-75	83	8	0	0	8	0	134-88	52	0	0	0	6	2	-23	.80
		534-88	641	0	0	1	3	2	559-16	658	0	0	1	2	10	-2	1.20
		265-00	254	8	0	0	15	4	311-98	294	0	0	0	15	1	-2	1.26
		88-44	228	8	0	2	9	4	117-11	244	4	0	2	1	4	-19	1.45
		283-56	411	0	0	1	7	2	275-64	408	8	0	1	7	5	1	1.19
		133-19	46	6	0	0	5	7	178-24	225	0	0	1	4	2	261	1.51
		307-44	240	8	0	0	12	6	451-65	217	0	0	0	7	8	-39	.95
		724-19	697	14	0	0	15	5	905-53	845	8	0	0	14	11	-3	1.18
Do., do., II	Occupancy-cum-ordinary	440-63	286	14	0	0	10	5	629-89	442	0	0	9	11	2	7	1.17
		108-37	151	4	0	1	6	4	141-87	178	8	0	1	4	2	-10	.98
		169-54	103	8	0	0	9	9	52-35	59	4	0	1	2	1	85	1.46
		63-37	25	0	0	0	6	4	426-01	177	0	0	0	6	8	5	.66
		455-94	132	8	0	0	4	8	427-12	364	0	0	0	13	8	193	1.71
		688-85	261	0	0	0	6	1	905-48	600	4	0	0	10	7	74	1.15
		519-31	157	8	0	0	4	10	853-13	541	0	0	0	10	2	110	1.13
		90-88	49	4	0	0	8	8	83-72	51	12	0	0	9	11	14	1.24
																	Ryoti Sir
																	1.00 1.25
Bawaigaon	Absolute occupancy	169-54	103	8	0	0	9	9	52-35	59	4	0	1	2	1	85	1.46
		63-37	25	0	0	0	6	4	426-01	177	0	0	0	6	8	5	.66
		455-94	132	8	0	0	4	8	427-12	364	0	0	0	13	8	193	1.71
		688-85	261	0	0	0	6	1	905-48	600	4	0	0	10	7	74	1.15
		519-31	157	8	0	0	4	10	853-13	541	0	0	0	10	2	110	1.13
		90-88	49	4	0	0	8	8	83-72	51	12	0	0	9	11	14	1.24
																	Ryoti Sir
																	1.00 1.25

STATEMENT C.—Baregaon Group of the Romtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
27	Umri	Acres.	Ra. a. p.	Ra. a. p.	Acres.	Ra. a. p.	Ra. a. p.	13	1.61	1.25	This fair-sized village lies about a mile north of Khapa and south of Khubala. It is situated on most sloping and uneven land, with hardly a patch of wheat land. The soil comprises some morad II mutafarikat, but khardi prevails, there is also bardi and retari in the uneven portions. Three large nalas, and some small ones traverse the area, and cut it up a great deal, and there is hardly a level field in the whole village. The village site is not of first class appearance, but better than its lands would warrant. There was formerly a good deal of sugar-cane here, which has almost disappeared. Juari is the chief crop, and it covers about 50 per cent of the cropped area: cotton and cotton-tur grow on 80 acres only. The village is owned by a Pardeshi-Brahmin, a cloth-merchant of Nagpur. There are 34 tenants, of whom 21 are local; 11 come from Khapa, and one each from Nagpur and Kothuma—Gonds number 9, Telis 7, Malis 6, Mahars 3, &c. They are classed as A 1, B 1, C 16 and D 6. Considering the land and rents, they are not a bad lot, but the local men are poor. There are Rs. 25 in arrears. The rents of both the absolute occupancy and occupancy classes are raised by some holdings which used to grow sugar-cane, if these few holdings are cut out, the rent-rates fall by a half and a third, respectively. The ordinary land consists almost exclusively of the poorest, most uneven and most distant land occupied since last Settlement, and great caution will be needed in enhancing ordinary rents. I would adopt the standard rate, as justified by the occupancy figures, and give large margins to ordinary tenants.
57		249.63	295 12 0	1 2 11	144.55	193 8 0	1 5 5	1	1.25		
		99.19	83 0 0	0 13 5	297.22	250 4 0	0 13 6	—26	1.19		
		236.31	142 8 0	0 9 3	332.84	149 0 0	0 7 2	—14	1.06		
		584.13	521 4 0	0 14 3	774.61	592 12 0	0 12 3	—5	1.02		
	Occupancy—cum-ordinary	334.50	225 8 0	0 10 9	630.06	399 4 0	0 10 2	—41			
	Malik-makbuza	7.25	9 0 0	1 3 10	19.08	14 0 0	0 11 9				

This is a poor and jungly village between the Dbakara hill and Government forest east of Umri and Khutala and west of Garmu. Its land is nearly all khadi mutafarikat, and the locality of the village is a poor one. Most of the tenants come from outside, and their fields here represent surplus cultivation. The proprietors are Lodhis of Nimtalai. Juari and tur really are the only crops. There are 32 tenants, of whom 12 are local—6 come from Nimtalai—7 from Kothurna and 3 from Kirnapur. They include 12 Gonds, 9 Kalaras, 4 Telis, 4 Kunbis, &c., and are classed as A 1, B 6, C 19 and D 6. All local men are poor, but outsiders are a good lot. Rupees 16 are in arrears. Cultivation has increased by 121 per cent, and assets have gone up by 218 per cent. There is not much difference between the old and new land, and it is a wretched village, below the average, and I would not enhance at all, and would adopt '80 on the all-round figures both for ryoti and sir lands.

This small village is situated on the borders of the Government forest to the north, and lies to the east of Mohgaon. It lies on flat land adjoining Hailikhera, of the Parsoni group, and many of its fields are fair, but good and poor soils are much interspersed, and there is great deal of poor soil to the north. The proprietor, who is a Marwari, has made a tank for watering cattle and there is a well also, from which a small orange-bari is irrigated. The village site is an average one, and the tenants and houses seem fair, if not betokening luxury. Juari and juari-tur cover 44 per cent : cotton, linseed and wheat occupy equal areas of about 7 per cent each. There are 19 tenants, of whom all but 1 are local. They include Kunbis 6, Telis 3, Gonds, &c., and are classed as B 5 and C 8; a fair lot; many of them are in debt to the malguzar, but sell their own produce. There are no rental arrears. Rents have risen very largely over last Settlement rates, which were nominal. The all-round figures justify a rate of '75, which is suited for both protected classes, since the nominal ordinary rents of last Settlement can hardly be accepted as the basis of comparison. Sir amounts to 32 per cent, and some of it is sub-let at Re. 1-8-0 per acre. I would value it at 1'00, as justified by the ordinary incidence.

This is a small village south of Pendhri, with poor soil around 11 mutafarikat, except on the extreme east on the Hailikhera border, where there is wheat land. There is a poor village site of only a few houses. Juari and juari-tur are the chief crops, save for the wheat on the east. One Ranglo, Kunbi, is the proprietor. There are 13 tenants, of whom all but 1 are local—Telis number 10, Lodhi 1, &c., and are a fair lot—classed as H 4, C 8 and D 1. There are no rental arrears. Rents at Settlement were nominal, and so the figures show a large rise, but present rents

Mohgaon	{ Absolute occupancy ... Occupancy Ordinary	17'69	12 0 0	0 10 10	17'42	12 0 0	0 11 0	2	1'05	Ryoti } '80 & Sir }
		...	...	...	257'76	108 0 0	0 6 8	...	'74
		205'75	57 8 0	0 4 6	243'97	108 0 0	0 7 1	57	'83	
		223'44	69 8 0	0 4 9	519'15	223 0 0	0 7 0	47	'79	
		205'75	57 8 0	0 4 6	501'73	216 0 0	0 6 11	54	'78	
Pendhri	{ Absolute occupancy ... Occupancy Ordinary	78'94	49 0 0	0 9 11	27'03	20 0 0	0 11 10	19	'51	Ryoti } '75 & Sir } 1'00
		...	...	...	60'17	29 0 0	0 7 9	...	'51
		31'25	18 0 0	0 3 2	289'43	226 0 0	0 12 6	295	1'10	
		170'19	67 0 0	0 6 4	876'68	275 0 0	0 11 8	84	'91	
		91'25	18 0 0	0 3 2	349'65	255 0 0	0 11 8	268	'97	
Garmi	{ Absolute occupancy ... Occupancy Ordinary	Ryoti } '75 & Sir } 1'00 (Sanctd. '70) (Sanctd. '90)
		43'38	39 0 0	0 14 5	143'17	84 0 0	0 9 5	35	'50	
		213'44	50 12 0	0 3 10	79'02	63 8 0	0 12 10	235	'63	
		256'82	89 12 0	0 5 7	222'19	147 8 0	0 10 7	90	'55	
		256'82	69 12 0	0 5 7	222'19	147 8 0	0 10 7	90	'55	

STATEMENT C.—Baregaon Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
81 71	Dhakara ... Occupancy-cum-ordinary Malik-makbuza	65.81	63 0 0	0 15 1	31.68	40 0 0	1 4 2	34	1.12	Ryoti & Sir } 1:20	are still very low indeed. It is useless to effect any comparison with the nominal rents of last Settlement, and I would therefore adopt the rate of .75 as in Pendihi. This will give a fair enhancement of occupancy rents, and not raise ordinary by much. Sir covers 29 per cent and is nearly the whole gohari land. I would value it at the rate of 1.00 as in Pendihi. Cultivation has increased by 52 per cent, and assets have risen by 134 per cent.
		108.19	72 0 0	0 10 8	227.33	177 8 0	0 12 6	17	1.12		
		254.38	157 0 0	0 9 10	105.27	92 0 0	0 14 0	42	1.14		
		429.38	292 0 0	0 10 11	364.28	309 8 0	0 13 7	24	1.13		
		362.57	229 0 0	0 10 1	332.60	269 8 0	0 13 0	29	1.12		
		...	...	...	20.08	11 0 0	0 8 9	...	.88		This is small and rather jungly village lying to the south of Mohgaon. Its land, are flat, but the soil consists of morand 11 and khardi munda-farikat of somewhat sandy character. There are two fields, occasionally producing a little wheat by the hills on the north. The village consists of a few butts, and it is altogether an exceedingly poor one. The soils are inferior in their class. Juari and tur cover an area of 70 per cent. Cotton and wheat grow on 8 acres only. One Arku, Lodhi, 8-anna share-holder in Mohgaon, is the proprietor. There are 25 tenants, of whom 3 are local, 16 come from Kothurna, 4 from Nintalai—Lodhis number 9, Malis 10, Kunbis 2, &c. They are classed as A 2, B 3 and C 20. The tenants are a fair lot; the good ones hail from Kothurna, but none depend on this village alone, except two men. There are no rental arrears. Cultivation is stationary, but assets have risen by 23 per cent. Nearly half of the absolute occupancy area has gone into the malguzar's home-farm, and a good deal of ordinary has become occupancy. Rent-rates are not low, and the high assessment compelled the malguzar to enhance. The increase in the absolute occupancy rents is nominal, and as a class they can be disregarded. The increase in the occupancy rents over the occupancy-cum-ordinary of last Settlement justifies a rate of

1-30; while the ordinary figures bear out a rate of 1-20. But as soils are, if anything, inferior in their classes, I would not adopt a higher rate than 1-20 both for ryoti and sir lands. The sir covers 26 per cent.

This is a small and somewhat jungly village north of Randongri, and reaching to the hills is bounded by Umri on the north. There are just one or two fields which produce wheat, but the mutafarikat land seems of good quality, and produces good cotton, especially the malguzar's khari and the fields classed as morand I mutafarikat. It is a fair village site for the locality, and the village will rank as average in this poorer tract. Juari and juari-tur are the chief crops, and cover about 50 per cent: cotton grows on 65 acres. The village is owned by some of the patels of Baregaon. There are 13 tenants, of whom 9 are local, the rest come from Khapa. They include Teli-Kalars 8, Telis 2 Brahmins 1, &c., and are classed as B6 and C7; a goodish lot. There are no rental arrears. Cultivation has increased by 28 per cent, and assets have risen by 29 per cent. Rents are moderate, and the rise is only 26 per cent. Areas have shifted between tenants, and it is therefore difficult to arrive at a precise comparison of class rates, but the all-round figures serve as a good basis for comparison, and justify a rate of 1-00, and the same rate is supported by the 25 per cent increase in the occupancy rents. I would then adopt 1-00 both for the ryoti and sir lands. The sir covers 16 per cent only. A good portion of the ordinary area is held by tenants of superior classes, and the purely ordinary holdings are small in area and poor in quality, and in enhancing ordinary rents, great moderation will be exercised.

This is a jungly village on the north bank of the Kanhan, which partially surrounds it. The best portion lies on the Kbairi border, and there is some cultivation near the river and some fields at the foot of the hills, which divide the centre of the village. Except for a cultivated strip on this side stretching away towards Kinapur, there is no open block, and the fields are interspersed with scrub and uneven surface. There are a few plots of kachhar along the nala. The waste is of no great value, and the village is a collection of a few huts, with a large house being built by one of the shahars. The area under juari and juari-tur is about 80 per cent: cotton covers about 40 acres. The village is divided into three mahals, one of which is owned by a Kumbi of Chhindwara, one by a Brahmin of Nagpur, and one by a Kalar of Khapa. There are 20 tenants, of whom 4 are local—9 come from Khapa, 4 from Wakori and 4 from Kbairi—Telis number 7, Kumbis 4, Mahars 4, Brahmins 2, &c. They are classed as A 1, B 3 and C 16. These tenants have land in other villages, but the C are not up to much. In mahal I only there are Rs. 90 in arrears, of which Rs. 45 are on account of last

Khairi	Absolute occupancy ...	56-19	31 0 0	0 8 10	31-84	25 0 0	0 12 7	42	65
		89-29	120 0 0	1 5 6	193-54	193 0 0	0 15 11	26	86
		195-37	106 8 0	0 8 9	115-47	81 0 0	0 11 8	29	62
		340-81	257 8 0	0 12 1	340-85	299 0 0	0 14 0	16	76
		294-62	226 8 0	0 12 9	309-01	274 0 0	0 14 2	11	77
	Occupancy-cum-ordinary ...	18-94	37 0 0	1 15 3	19-54	37 0 0	1 14 4	-3	1-09
	Malik-makbuza ...								
Randongri	Absolute occupancy ...	35-00	22 0 0	0 10 1	20-36	6 0 0	0 4 9	53	1-07
		...	...	...	545-14	128 0 0	0 3 9	...	62
		338-88	132 0 0	0 6 3	130-07	141 0 0	1 1 4	177	1-83
		373-88	154 0 0	0 6 7	695-57	275 0 0	0 6 4	-4	95
		338-88	132 0 0	0 6 3	675-21	269 0 0	0 6 4	1	95
	Occupancy-cum-ordinary ...	...	...	...	36-04	40 0 0	1 1 9	...	1-03
	Malik-makbuza ...								

STATEMENT C.—Baregaon Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
33	Randongri, Mahal I ... (Contd.)	...	...	...	15-61	6 0 0	0 6 2	...	1-50	1-25	<p>year. Areas have changed, and a good deal of new land has been occupied. The holdings contain 44 per cent old fallow, and especially many occupancy holdings are entirely waste. On the other hand, Ragho, Kunbi (proprietor of Garhi), holds land here on nominal rental by what is, I believe, a fraudulent arrangement to defeat the rights of one of the sharers: this has caused the occupancy incidence to be unnaturally low. It is impossible to arrive at any exact conclusions as to the rise in rents, and I would adopt the standard rate, which will not be too high for either absolute occupancy or ordinary tenants, and will suit occupancy tenants well enough when the nominal rent of this Ragho is left out of consideration.</p> <p>Mahal I.—The absolute occupancy area is too small to be considered. The village rate of 1-25 will prove suitable. I would adopt it. Occupancy rents, for the cause mentioned above, are ridiculously low.</p> <p>Mahal II.—The incidences are as explained in the note on the whole village, and the rate of 1-25 will prove suitable enough when the holding of Ragho is separately dealt with.</p>
57		...	...	...	244-77	40 0 0	0 2 7	...	83		
			
		...	...	...	260-38	46 0 0	0 2 10	...	88		
	Occupancy-cum-ordinary	...	...	...	244-77	40 0 0	0 2 7	...	83		
	Do., do., II ...	...	...	...	...	...	...	...	...	1-25	
			
		...	...	...	185-43	65 0 0	0 5 7	...	49		
		...	...	...	110-04	129 0 0	1 2 9	...	1-86		
	All-round	...	...	...	235-47	194 0 0	0 10 6	...	96		
	Occupancy-cum-ordinary	...	...	...	235-47	194 0 0	0 10 6	...	95		

R. H. CRADDOCK,
Settlement Officer.

Mahal III.—The village rate of 1.25 will be quite suitable. I would therefore adopt it.												
1.25												
Do., do, III ...	{	Absolute occupancy ...	...	...	...	...	...	...	...	...	...	...
		Occupancy ...	...	...	...	...	...	...	...	...	...	...
		Ordinary ...	...	...	...	...	...	...	...	...	...	...
		All-round ...	...	...	...	...	...	...	...	...	...	...
Occupancy-cum-ordinary ...	{	Occupancy-cum-ordinary ...	...	...	...	...	...	...	...	...	...	...
		Malik-makbuza ...	...	...	...	...	...	...	...	...	...	...
	
	
GRAND TOTAL...	{	Absolute occupancy ...	3,144.21	4,199 14 0	1 5 4	2,152.96	3,154 4 0	1 7 5	9	1.19	...	...
		Occupancy ...	1,910.14	2,476 10 0	1 4 9	5,875.94	5,607 8 9	0 15 3	-27	1.08	...	...
		Ordinary ...	6,815.25	4,802 7 0	0 11 3	6,104.00	4,257 4 0	0 11 2	-1	1.10	...	...
		All-round ...	11,869.60	11,478 15 0	0 15 6	14,132.90	13,019 0 9	0 14 9	-5	1.11	...	...
Occupancy-cum-ordinary ...	{	Occupancy-cum-ordinary ...	8,725.36	7,279 1 0	0 13 4	11,979.94	9,864 12 9	0 13 2	-1	1.09	...	...
		Malik-makbuza ...	512.74	799 8 9	1 8 9	628.05	882 4 0	1 6 6	-9	1.18	...	...
	
	
1.25 Standard rate.												

NAFUR: }
Dated the 5th October 1893.

**ASSESSMENT REPORT FOR THE BAREGAON GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

—:0:—

In the Rent-rate Report on this group its peculiarities were discussed at some length, and it is needless to repeat what is written there. Suffice it to say that the great progress in a number of small villages was to some extent cancelled by the comparatively stationary condition of the few important villages, the fertility of which had resulted in over-assessment of revenue with consequent high rents in the various Settlements preceding the thirty years regular Settlement now expiring, and this fact will be made clear as the different treatment proposed in the various villages is seen from a perusal of the Village and Mahal Assessment figures and notes.

2. The proposals regarding malik-makbuzas are first set out. Their payments will be enhanced by 17 per cent, or nearly up to the deduced rent. Of course the smallness of the margin is caused by the maintenance of payments which exceed the deduced to a moderate extent.

Some reductions aggregating the small total of Rs. 24-10-8 represent cases where some Malik-makbuzas. small relief has been given on small holdings.

The figures are as follows—

	Rs.	a.	p.
Payments at present ...	853	4	0
Proposed payments ...	1,002	4	0
Compare deduced ...	1,026	3	0

The rate of the revenue paid by malik-makbuza lands at Settlement was Re. 1-8-11. The acreage incidence of present payments is Re. 1-6-7, while this is raised by the proposals to Re. 1-10-7. These lands are found only in the principal villages, and represent the superior land in those villages.

Hence it is that the acreage rate of the proposed payments exceeds the acreage rates of any class of ryot.

Out of the malik-makbuza areas and revenue, escheated plots account for only 81 acres and Rs. 32.

3. I proceed to set out in the usual tables the proposals regarding the rents of the three classes of tenants.

TABLE A.—Showing the present and proposed rental of each class of ryot, with the rental deduced at the sanctioned rates:—

Class of Tenant.	PRESENT RENTAL.	PROPOSED RENTAL.	COMPARE DEDUCED.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Absolute occupancy ...	3,154 4 0	3,555 12 0	3,569 0 0
Occupancy ...	5,607 8 9	6,481 8 0	6,513 4 0
Ordinary ...	4,269 4 0	4,583 4 0	4,273 2 0
All-round ...	13,031 0 9	14,620 8 0	14,355 6 0

Before commenting on these figures, the second table dealing with rates and rise of rates is given.

TABLE B.—Showing the rates per acre and per soil-unit of the Present and Proposed rental, and the rise in rent-rates of the Proposed over Present and last Settlement rates.

Class of Tenant.	PRESENT PAYMENTS.		PROPOSED RENTAL.		RISE OF THE RATE OF RENT AS PROPOSED OVER RATES.	
	Per acre.	Per soil-unit.	Per acre.	Per-soil unit.	At Present.	At Settlement.
	Rs. s. p.	Annas.	Rs. s. p.	Annas.	Per cent.	Per cent.
Absolute occupancy ...	1 7 5	1-19	1 10 5	1-34	13	24
Occupancy ...	0 15 3	1-08	1 1 8	1-25	16	-14
Ordinary ...	0 11 2	1-10	0 11 11	1-13	7	6
All-round ...	0 14 9	1-11	1 0 6	1-25	12	6
Occupancy-cum-ordinary ..	0 13 2	1-09	0 14 9	1-22	12	10

The somewhat unusual varieties of rental pressure in this group were explained in great detail in the Rent-rate Report, and the enhancements which I now propose are exactly on the lines laid down in that report. The great superiority of the absolute occupancy land in the matter of soil is brought out by the acreage rates, and the better quality, class for class, of the soil of these old-established holdings is made still clearer by the higher incidence to the soil-unit of the absolute occupancy payments.

The soils of the former class in this group are distinctly superior to the average; while those of the newly occupied land are generally poor, or at best average in their classes.

4. I will now examine the figures in greater detail, taking each class separately.

The fact that absolute occupancy rents are raised up to 1-34, or a good deal above the standard rate is the natural result of the absolute occupancy land being situated in the superior villages, and the enhancement of only 13 per cent shows that due allowance has been made to the fact that pre-settlement competition had already raised these rents a good deal above the normal rates paid at last Settlement. If the margin is small, it is due to maintenance of present payments, which exceed but slightly the deduced rent; while reductions, which aggregate to Rs. 100, have been given in cases of excessive rent. No individual reductions are such as to call for notice, the rather large one in Rajegaon, being explained in the village note.

5. Occupancy rents (here,—as in most groups,—the lowest) are enhanced by 16 per cent, and will fall precisely at the standard rate of the group. The smallness of the margin left them is to be explained by the same cause noticed in the case of the absolute occupancy rents.

Reductions effected amount to Rs. 147-8-0 over the group as a whole, the largest occurring in Baregaon, Kochi and Khubala.

The occupancy rate will still be lower than the rate of this class at Settlement, and must be compared with the occupancy-cum-ordinary rate then; the area having trebled.

Above this rate the rate of the occupancy rents now proposed shows a rise of 32 per cent, which fact explains what might otherwise be regarded as a neglect in the rent proposals to give due weight to rise in prices of agricultural produce.

6. The proposals regarding ordinary rents require some notice.

In the orders passed on the Rent-rate Report, it appears that the Chief Commissioner inferred from the figures given for ordinary rents that it was not proposed to enhance them at all, but probably the Chief Commissioner did not notice that those figures merely indicated what the *deduced* rents would probably be on the rates proposed.

With levelling up of low rents and maintenance of present rents, where they do not exceed the deduced to any very marked degree, it always happens that the revised rental of the ordinary tenants exceeds the deduced.

Such has been the case in this group, and the fact that the proposed rents rise 7 per cent over the present, and exceed the deduced to a similar extent, does not justify any alarm regarding ordinary rents. Their incidence will only be 1.18 or below the standard rate, and a good deal below the incidences of the proposed rents of both the other classes.

The Chief Commissioner has signified his desire that ordinary rents should not be much interfered with, and I think the detailed mahal village figures will show that this has practically been done.

I have raised very abnormally low payments, and also in those cases where it is clear that lands are held still on the same rents as those at which they were given to be broken up from waste.

Where rents related to small holdings with poor tenants, and were not abnormally low, they are maintained. Further in villages where, owing to the marked superiority in their classes of the older lands like Baregaon, Khubala, Umri, &c., ordinary tenants have received very mild treatment, and I venture to hope that I have treated them in the spirit of the orders passed both in this group and in the General Letter on the subject of ordinary rents in the Nagpur country, in which the Chief Commissioner explained his views to the Commissioner of Settlements.

The extent to which ordinary rents are reduced is not large, amounting to Rs. 134-8-0 on Rs. 535-8-0 now paid, being 25 per cent on the rents of holdings relieved, and 3 per cent on the total ordinary rents. The reductions relate to 8 villages only, and are important only in Sonpur, Chargaon and Baregaon, where individual rents had been pushed up very high.

7. All-round rents are raised by 12 per cent, but fall on the acre at only 6 per cent higher than at last Settlement.

But the best guide to the progress of rents is gained from the occupancy-cum-ordinary figures. In paragraph 12 of the Rent-rate Report I showed that the occupancy-cum-ordinary rise, allowance being made for inferior land occupied since last Settlement, had been about 24 per cent. In raising occupancy-cum-ordinary rents by 12 per cent therefore I am bringing them to a pitch 39 per cent higher than at last Settlement.

8. The valuation of the sir and khudkasht lands is pitched at the deduced figures for the most part, some small drawbacks being allowed for improvements, and also for the areas of current fallow in soil so poor as to require resting fallows.

The valuation adopted comes to only Re. 1-7-5 per acre or much lower than the rate which malik-makbuzas and absolute occupancy tenants will have to pay. There is sir and khudkasht in this group in almost every village good and poor, and hence the lower rate of the valuation as compared with that of the malik-makbuza and absolute occupancy lands, which are practically confined to the good villages.

A portion of the sir is sub-let at Rs. 2-14-3: the deduced valuation of the area sub-let being Re. 1-14-3 only.

The service land here is not of much value, and the figure adopted to show its rental value falls on the acre at Re. 0-12-2 only.

Siwai income.

9. The Siwai income has been classed under three heads—

Mangoes.

Forest produce (including mahua).

Fisheries.

The approximate actuals of the year were Rs. 978, of which Rs. 686 are taken to be about the average receipts. A large margin is allowed for mangoes, and a smaller one for forest produce: the income from fisheries is trifling. Some of the villages to the north have good jungle, but those to the south have nothing worth much.

Comparison of assets.

10. The total revised assets are set out in the following table and compared with the assets at last Settlement :—

		At last Settlement.	As now Proposed.
		Rs. a. p.	Rs. a. p.
Cash-rents	...	12,278 3 9	15,622 12 0
Value of air and service land	...	1,911 0 7	7,319 0 0
Siwai	...	276 12 0	686 0 0
Total	...	14,466 0 4	23,627 12 0

The increase in assets has thus been 63 per cent ; largely due of course to the 39 per cent increase in cultivation.

This shows that there has been great development in the group,—a fact which the rental statistics rather hide.

11. The revenue fixed at last Settlement was Rs. 11,702, risen by subsequent resump-
Revenue at last Settlement. tions to Rs. 11,903-14-3,—being 82 per cent of the assets at last Settlement.

The reason of the high assessment was that in the valuable open villages the well-known capacity of the land encouraged the Pargana officers to push their demands to extremities, and villages like Baregaon and Temburoh were much over-assessed. In the poorer tracts the revenue was based on the probable future development, and in this way the assessment became very heavy.

12. The demand which I am now proposing is Rs. 14,630, obtained by taking 61 per
Revenue now proposed. cent of the malguzari assets, and 9 per cent of the malik-makbuza revenue, or 62 per cent on total assets. We shall thus be taking 20 per cent of the assets less than at last Settlement, and the rise gained on the present revenue will be 23 per cent only, or quite as much as I anticipated at the time the rate proposals were sent in.

Had, for instance, the revenue at last Settlement fallen at 66 per cent of the then assets, then the demand which I am now proposing would mean a rise of exactly 50 per cent.

13. In order to show at a glance the character of the proposed assessment, I give a table
Analysis of the proposals. showing the variations in the fraction proposed for the several villages of the group :—

Percentage of Malguzari assets Proposed.	No. of Villages.	Remarks.
65	9	Maximum ... 9
64	1	} 60 per cent to 64 per cent } ... 8
63	1	
62	4	
61	...	
60	2	} 55 per cent to 60 per cent } ... 6
59	...	
58	1	
57	...	
56	2	
55	3	} 50 per cent to 55 per cent } ... 7
54	...	
53	1	
52	2	
51	1	
50	3	} Under 50 per cent... 3
49	...	
48	1	

In this small group of 33 villages every variety of assessment is represented.

The jungly villages or those which have progressed much being lightly dealt with, and the larger villages with small rise in revenue being assessed at 60 per cent or over.

Thus 17 villages are assessed at 60 per cent and over, and half or 16 villages more lightly.

The cases in which below 50 per cent are taken, are the following—

Dodepar.—46 per cent : *i. e.*, revenue Rs. 10 on assets of Rs. 22.

Bhondetal.—49 per cent : revenue rises from Rs. 13-9-0 to Rs. 65.

Ramdongri.—49 per cent : mahals small, and revenue rises by 139 per cent.

On the other hand where 65 per cent is taken, no proprietors lose by the re-settlement ; and most of them gain considerably.

Reduction of revenue is proposed in three cases —

			Rs.
Sarra	...	...	3
Kochi	...	...	42
Dhakara	...	...	43

All these were very heavily assessed at last Settlement.

14. Roughly speaking, villages 1 to 16 represent the poorest portion of the group, and 17 to 33 the best ; the figures for these two portions are interesting in the way they differ : —

Effect of assessment on the proprietary body.

	Present Revenue.	Proposed Revenue.	Increment.	Per cent.	Rent enhancement.
	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.
1 to 16	2,628 13 0	3,780 0 0	1,151 3 0	43	320 10 9
17 to 33	9,275 1 6	10,850 0 0	1,574 14 6	17	1,417 12 6
Total	11,903 14 6	14,630 0 0	2,726 1 6	23	1,738 7 3

Over the group, as a whole, the proprietors lose in round numbers Rs. 1,000 by the re-settlement.

But irrespective of enhancements now imposed their cash receipts have risen by Rs. 2,000 during the currency of the Settlement, and they hold now 4,820 acres of land against 2,143 acres at last Settlement.

It is therefore not much to take Rs. 1,000 out of their improved incomes.

Position of proprietors as compared with last Settlement. 15. And as compared with last Settlement their position will be superior.

Their balance then consisted of Rs. 853 cash, and profits of 2,143 acres of land.

Their balance under the proposals now being submitted will be Rs. 1,678-12-0 cash, and profits of 4,820 acres of land.

These balances converted into cash are represented by the following figures—

			Rs.	a.	p.
At last Settlement	...	...	2,764	0	0
As now Proposed	....	...	8,997	12	0

Their proprietary balance will therefore be more than treble what it was at last Settlement, and to have farming profits in 1894 of 4,820 acres of land against farming profits in 1864 of 2,140 acres—is no small advantage.

Consequently, though a few proprietors assessed at low fractions, whose *per saltum* enhancement is large, may grumble after the manner of human nature, I think that the bulk of the proprietors will accept this assessment with comparative cheerfulness.

Incidence of revenue on cultivation. 16. Incidences of revenue on the cultivated acre are highest in—

			Re.	a.	p.
Kharduka	...	...	1	9	9
Temburdoh	...	...	1	5	10
Baregaon	...	...	1	3	8
Raiwari	...	...	1	1	8
Kochi	...	...	1	0	6

In all other cases they fall below Re. 1. Kharduka is high, because although it is a small insignificant village, its lands are almost all of rich quality.

Temburdoh and Baregaon are specially fine villages, but contain a certain proportion of poor land.

Of the group, as a whole, the revenue incidence falls on the cultivated acre at Re. 0-12-11, as against Re. 0-14-6 at last Settlement—the drop being due to the large area of poorer land added to holdings since last Settlement.

Comparison with other groups.

17. A comparison of this and other groups follows :—

Group.	Rise in Revenue.	Percentage of Malguzari assets Proposed.	Incidence per cultivated acre.
	Per cent.		Re. a. p.
Kodameudhi	34	60	0 11 7
Tarsa-Khat	40	60	0 11 1
Patansaongi	10½	64	1 4 2
Chachar	20	63	0 14 4
Dahigaon	54	55	0 10 1
Ramtek	39	58	0 11 11
Baregaon (Under report)	23	61	0 12 11

18. The only revenue alienation in this group occurs in the case of Bichua held 'makta' by the Bhonsla Estate, and the realizable revenue rises from Rs. 11,903-14-6 to Rs. 14,429, or by 21 per cent.

A small area of 30½ acres represents four revenue-free plots, of which the kamil jama proposed is Rs. 45. They lie in good villages.

19. The current Settlement of this group expires this year, and the revised assessments will run from the 1st of July 1894.

NAGPUR:

Dated the 5th July 1894.

R. H. CRADDOCK,

Settlement Officer.

ASSESSMENT PROPOSALS FOR THE BAREGAON GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

—:—

No. 2603, dated the 30th July 1894.

Submitted to the Chief Secretary to the Chief Commissioner, Revenue Department, with the Assessment abstract, the Rent-rate file, and letter No. 5910, dated the 11th July 1894, from the Commissioner, Nagpur Division.

2. The assessment proposals were framed by myself as Settlement Officer, Nagpur, and the Commissioner has no changes to suggest. Under these circumstances no useful purpose can be served by my attempting to criticize my own proposals. But I have made some notes on the Assessment abstracts with a view to aiding the Chief Commissioner by bringing a few salient points to his notice, and with the same object I propose to make a few remarks summing up the proposals.

3. The group is chiefly notable for the fact that while it has developed by an increase of cultivation, amounting to 39 per cent, the extension has been almost entirely confined to poor lands or jungly localities, so that rent enhancement on the newly occupied land was undesirable; while on the other hand, rents in the old-established villages, where the lands were much prized for kharif crops, had been pushed up by early Settlements to a pitch which presented much enhancement now. The rental statistics now submitted illustrate the truth of these circumstances, for while the payments of malik-makbuzas and absolute occupancy tenants are raised by only 17 and 13 per cent respectively, the acreage rates, at which the occupancy ryots will pay, is lower than the rate paid by that class at last Settlement, and the rate of the ordinary rental will only be Re. 0 11-11, against Re. 0-11-3 at last Settlement. Moreover, the proposals raise the rents of all classes taken together by only 12 per cent, and the revised rental will only fall at one anna an acre more than the acreage incidence of rents at last Settlement.

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4. Regarding sir valuation and Siwai I have no remarks to add.

5. The total revised assets will be Rs. 23,627-12-0 or 62 per cent more than at last Settlement. Excluding rental enhancement now to be imposed, the increase in assets has been Rs. 9,161-11-8; while the increase proposed to revenue (excluding again that portion which is covered by rent enhancement) is only Rs. 988.

The actual cash balance to the proprietors is doubtless small, but they hold 24 per cent of the land, most of which is of quality very superior to the ryoti land.

The fraction taken as revenue is lowered from 82 to 62 per cent, or in other words the share left is raised from 18 to 38 per cent of the proprietary assets; while farming profits remain over a much larger area.

6. One point which was overlooked by me at the time of sending the report is important.

The group contains seven villages received from the Mohgaon pargana of the Chhindwara district and one village from the Khamarpani pargana.

The current Settlement of the villages of the Bhiugarh pargana expires in 1894; of the Mohgaon villages in 1895; and of the Khamarpani village in 1896.

The details are as follows :—

Date from which new Settlement will come into force.	Villages.	Present Revenue.	Proposed Revenue.	Amount of Increment.	Period for which new Settlement will run.
		Rs. a. p.	Rs. a. p.	Rs. a. p.	
1st July 1894.	25 villages.	9,849 14 6	11,680 0 0	1,830 1 6	20 years— to 30th June 1914.
1st July 1895.	<div> <div>Chhindwani</div> <div>Buzurg.</div> <div>Do. Khurd.</div> <div>Tekari</div> <div>Bichua.</div> <div>Sonpur.</div> <div>Rajegaon.</div> <div>Baiwari</div> </div>	1,924 0 0	2,715 0 0	791 0 0	19 years— to 30th June 1914.
1st July 1896.	Chironji.	130 0 0	235 0 0	105 0 0	18 years— to 30th June 1914.

Subject to the above corrections, I beg to recommend the proposals for sanction.

R. H. CRADDOCK,
Offg. Commissioner of Settlements and Agriculture,
Central Provinces.



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**TOTAL ASSESSMENT STATEMENT FOR THE BAREGAON GROUP OF THE RAMTEK TAHSIL,
NAGPUR DISTRICT.**

I.—Revenue demand.

As fixed at last Settlement.	At Present.	Detail of Changes.	Detail of Balances.		
			Year.	Amount.	How disposed of.
1	2	3	4	5	6
Ra. a. p.	Ra. a. p.	Ra. a. p.			
11,702 0 0	11,903 14 3	67 5 6 On account of Government Muafi resumed, 134 9 0 Service Muafi resumed.			
		201 14 6			

II.—Changes in Proprietorship.

At Settlement.		At Present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5
		Nil.		

III.—Area in cultivation classed according to Soils, Position, &c.

Soil class.	POSITION CLASS.											
												Total.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
					(See Statement appended.)							

IV.—Cropped area classified according to Crops.

Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
(See Statement appended.)									

V.—Details of Village area.

	OCCUPIED AREA.					UNOCCUPIED AREA.					AREA IRRIGATED.				Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of plough- cattle.	
	Area in cultivation.			Area out of cultivation, i.e., waste and fallow of more than three years.	Total area occupied.	Groves.	Tree forest.	Scrub jun- gle and grass.	Under water, hill and rock, and covered by roads and buildings.	Total area unoccu- pied.	Total area of group.	From tanks.	From other sources.	Total.					
	Under crop	Fallow of three years or under.	Total.																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
At Present	17,530.77	564.35	18,095.12	1,883.83	19,978.95	14.43	1,431.40	3,996.20	8,076.36	13,518.44	33,497.39 = 52 Sq. miles.	...	...	56.91	56.91	80	...	1,247	2,494
Percentage on total area of areas in cols. 4, 6 and 15	...	...	54	...	60	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare entries of last Settle- ment for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19	12,841.06	187.88	13,028.94	1,835.43	14,864.37	5.57	2,476.46	5,776.95	10,356.14	18,615.14	33,479.49	...	...	...	...	...	...	...	...

VI.—Details of Holdings.

	Held by Malguzars.				Held by Malik-makbuzas.		Held by Revenue-free grantees.		Held by Absolute occupancy tenants.		Held by Occupancy tenants.		Held by tenants of Superior class in Ordinary tenant right.	Held by Ordinary tenants.		Held Rent-free or by Privileged tenants.		Total occupied area (to agree with col. 6 of Statement V).
	As sir.	Other than sir.	Total.	Area of total leased.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.		As grant from Malguzar.	In lieu of service.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	3,703.99	1,115.21	4,819.20	196.49	81	603.15	4	30.48	193	2,152.96	387	5,875.94	855.17	925	5,273.73	64.24	304.08	19,978.95
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	..	..	24	..	..	..	..	..	..	11	..	23	..	..	26	..	..	..
Compare entries of last Settlement for cols. 4, 11, 13 and 16	2,142.69	..	2,142.69	..	..	512.74	..	95.05	..	8,144.21	..	1,910.14	..	..	6,815.26	..	244.29	14,864.37

VII.—Details of Malik-makbuzas' and Tenants' payments.

	TENANTS.					Total.
	Malik-makbuzas.	Absolute occupancy.	Occupancy.	Ordinary.		
1	2	3	4	5	6	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
1. At last Settlement	799 8 9	4,199 14 0	2,476 10 0	4,802 7 0	11,478 11 0	
2. Incidence per acre	1 8 11	1 5 4	1 4 9	0 11 3	0 15 6	
3. At Present	853 4 0	3,154 4 0	5,607 8 9	4,269 4 0	13,031 0 9	
4. Incidence per acre	1 6 7	1 7 5	0 15 2	0 11 2	0 14 9	
5. As Proposed	1,002 4 0	3,555 12 0	5,481 8 0	4,583 4 0	14,620 8 0	
	[Sanctd.]	...	...	4,520 4 0	14,557 8 0	
6. Incidence per acre	1 10 7	1 10 5	1 1 8	0 11 11	1 0 6	
	[Sanctd.]	...	...	0 11 9	1 0 5	
7. Increase per cent of proposed over present payments	17	13	16	7	12	
	[Sanctd.]	...	...	6	12	
8. Compare as deduced from rates	1,026 3 0	3,569 0 0	5,513 4 0	4,273 2 0	14,355 6 0	

VIII.—Details of Siwai income.

Source.	Amount at former Settlement.	Amount in year of present Settlement.	Amount assumed as average.	Remarks.
1	2	3	4	5
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Margoa	...	400 0 0	247 0 0	
Jungle	...	276 12 0	553 0 0	
Fisheries	...	25 0 0	15 0 0	
Total	...	276 12 0	978 0 0	

IX.—Details of annual value of Sir, Khudkasht and land held by Privileged tenants

Sir and Khudkasht.		Area held by Privileged tenants.		Valuation adopted.	
Area leased out.	Area cultivated by Malguzars	Rental value at sanctioned rates.	Compare rent actually paid.	Total rental value (cols. 1, 3 and 4).	For sir and Khudkasht.
	Rental value at sanctioned rates.				For area held by Privileged tenants.
1	2	3	4	5	6
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Rs. a. p.	371 3 0	568 0 0	6,793 15 0	231 0 0	7,039 0 0
Incidence per acre.	1 14 8	2 14 8	1 7 6	0 12 2	1 7 5

X.—Total estimated enhanced income.

Payments of Malik-makbuzas as proposed.		Payments of Tenants as proposed.		Annual value of Sir, Khudkasht and land held by Privileged tenants.	Sivai receipts.		Compare as at last Settlement.		Total.
1	Rs. a. p.	2	Rs. a. p.	3	4	5	6	7	8
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1,002 4 0	14,620 8 0	7,319 0 0	23,627 12 0	686 0 0	276 12 0	1,911 0 7	276 12 0	14,466 0 4	
[Sanctd.]	...	14,557 8 0	23,564 12 0	...	...	...	...	...

XI.—Assessment Proposals and Comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (col. 9 of Statement X).	Percentage of proposed revenue on total estimated enhanced income (col. 5 of Statement X).	Analysis of income on which assessment based.				
				Present rental receipts (line 3 of Statement VII, and cols. 2 and 5 of Statement IX).	Estimated Siwai receipts (col. 4 of Statement VIII).	Resulting from valuation.		
						Rental valuation of sir and khudkasht, excluding actual cash receipts (i.e., col. 7 of Statement IX, minus col. 2).	Rental value of land held by privileged tenants, excluding cash receipts (i.e., col. 8 of Statement IX, minus col. 5).	Rent enhancement proposed (difference between lines 5 and 3, cols. 2 and 6 of Statement VII).
1	2	3	4	5	6	7	8	9
Rs. a. p. 11,903 14 6	Rs. a. p. 14,630 0 0	82	62	Rs. a. p. 14,452 4 9	Rs. 686	Rs. 6,471	Rs. 280	Rs. a. p. 1,738 7 3
[Sanctd. ...]	18,970 0 0	...	59	...	...	...	...	1,675 7 3]

XII.

Actual increase (+) or decrease (—) of proposed on present revenue.	Compare increase (+) or decrease (—)					Compare increase (+) or decrease (—) per cent in		Incidence per acre in cultivation of	
	In proposed cash rental (cols. 1, 2 and 6 of Statement X).	In valuation of sir, khudkasht and privileged land (cols. 3 and 7 of Statement X).	In Siwai income (cols. 4 and 8 of Statement X).	Net increase or decrease.	Increase (+) or decrease (—) per cent of proposed revenue over present revenue.	Area in cultivation (col. 4 of Statement V).	Estimated income (cols. 5 and 9 of Statement X).	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p. 2,726 1 6	Rs. a. p. 3,344 8 3	Rs. a. p. 5,407 15 5	Rs. a. p. 409 4 0	Rs. a. p. 9,161 11 8	23	39	63	Rs. a. p. 0 14 6	Rs. a. p. 0 12 11
[Sanctd. 2,065 1 6]	3,231 8 3	...	...	9,098 11 8	18]				

XIII.—Distribution of revised revenue between Malik-makbuza and Malguzari lands.

Revised payments on Malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to Malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to Malguzari lands.	Percentage of balance on Malguzari assets [col. 5 of Statement X, minus column 1].
1	2	3	4	5	6
Rs. a. p. 1,002 4 0	Rs. a. p. 911 4 0	Rs. a. p. 91 0 0	19	Rs. a. p. 13,718 12 0	61
			[Sanctd. ..]	13,058 12 0	58]

III.—Area in cultivation classed according to Soils, Position, &c.

POSITION CLASS.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Soil class.	WHEAT LAND.						SUGAR LAND.						BARL.				MUTAFARIKAT.			GRAND TOTAL.	Per- cent age.																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	Ordinary.	Kharif.	Fathur.	Wahuri.	Bandha.	Ran.	Total.	Irrigable.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Ac

IV.—Cropped area classified according to Crops.

	Juari.	Juari-Tur.	Linseed.	Wheat.	Bice.	Cotton.	Cotton-Tur.	Tur.	Gram.	Castor oilseed.	Til.	Bajra.	Chil-lies.	Sugar cane.	Lac.	Garden produce.	Reng-na.	Other crops.	Total.	Area double-cropped.	Cropped area.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At last Settlement	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
At Present	7,808-10	1,115-21	539-83	764-22	120-94	1,511-84	607-48	3,916-81	397-61	441-18	554-72	16-84	42-69	1-50	10-78	6-29	27-69	219-03	17,552-40	21-63	17,530-77

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department, No. 4979, dated the 12th November 1894.*

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the reassessment of the Boregaon Group in the Ramtek tahsil of the Nagpur District, and letter No. 5910, dated the 11th July 1894, from the Commissioner, Nagpur Division, forwarding the Report.

READ ALSO—

Memorandum No. 2603—147, dated the 30th July 1894, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

RESOLUTION.

This group of 33 villages or 42 mahals lies on the northern border of the Nagpur District where it marches with the Sausar Tahsil of the Chhindwara District, and includes some country which geographically belongs to the open plateau of that tahsil called the low lands *Khalanti*, in contradistinction to the high Satpura country further north. The southern half of it comprises good villages, while the northern half consists of poor places with a predominance of inferior soils. The tract is principally kharif growing, wheat land being only 18 per cent. of the entire cultivation. Juari, tur and cotton are by far the most largely grown crops, covering more than 80 per cent. of the total cropped area. There are no metalled roads or markets within the group, but the markets outside it are easily accessible, and the surplus produce can be easily disposed of by the cultivators. Both the malguzars and the tenants are fairly well off, but the relations of the former with the latter are reported to be more strained than is the rule.

2. The existing condition of the group as regards cultivation and assets, and the effect of the settlement on the tenants' rents and on the malguzars' jamas, are exhibited in the following statistical abstract. The figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary from the point of view of the ryots, the malguzars and the Government, of the basis and results of reassessment:—

	Acres.
1. Gross area of the group	33,497.39
2. Area under cultivation at last Settlement ...	13,028.94
3. Area now under cultivation	18,095.12
	Per cent.
4. Percentage of increase of (3) over (2)	39
5. Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement ...	140
	Rs.
6. Total assessable assets at last Settlement ...	14,466
7. Total assessable assets at present Settlement proposed by the Settlement Officer	23,628
8. Total assets as adopted by the Chief Commissioner ...	23,565
	Per cent.
9. Percentage of increase of (8) over (6)	63
10. Total enhancements of rent at present Settlement—	
	Rs.
(a) Effected by the Settlement Officer	1,738
(b) As accepted by the Chief Commissioner	1,675

11. Average rate of rent per acre of ryoti area—

				Rs.	a.	p.
(a)	At last Settlement	...	...	...	0	15 6
(b)	As now proposed by the Settlement Officer	...	...	...	1	0 6
(c)	As sanctioned by the Chief Commissioner	...	...	...	1	0 5
					Rs.	
12.	Present revenue	...	...	...	11,904	
					Per cent.	
13.	Percentage of (12) over (6)	...	...	...	82	
14.	Percentage of (12) on (8)	...	...	...	51	
					Rs.	
15.	Revenue now proposed by the Settlement Officer	...	...	...	14,630	
16.	Revenue now sanctioned by the Chief Commissioner	...	...	...	13,970	
					Per cent.	
17.	Percentage of (16) on (8)	...	...	...	59	

3. There has been a considerable extension of cultivation amounting to 39 per cent., but it has been almost entirely confined to poor lands and jungly localities. The acreage rate of ryoti rents consequently shows no rise, but if allowance be made for the inferior quality of the newly broken lands, the rent rates of occupancy and ordinary tenants taken together exhibit an increase of about 24 per cent. The rents of absolute occupancy tenants have been enhanced by 9 per cent. only, but they were originally high, and are still in many cases higher than those paid by other classes of tenants. Under these circumstances but little enhancement was contemplated by the village unit-rates adopted for the group.

The Settlement Officer proposes to raise the present payments of absolute occupancy and occupancy tenants by 13 and 16 per cent. respectively, and those of ordinary tenants by 7 per cent. The orders on the Rent-rate Report confined the Settlement Officer in the special circumstances of the tract to enhancement of ordinary tenants only where they were nominal. The enhancements now proposed have been approved of, except in two cases where they have been reduced by small amounts aggregating Rs. 63, as it was manifest that the unit-rates in these mahals were altogether inapplicable to ordinary rents. These rates were approved for application to the old established occupancy lands and were unsuitable to the new holdings on poor soil of which the ordinary tenures here consist. The revised all-round rent-rate will be one rupee five pies or higher than the rate of last settlement by 6 per cent.

4. The home-farm lands have more than doubled during the currency of the Settlement and now cover 24 per cent. of the total occupied area. The valuation adopted by the Settlement Officer generally follows that deduced from the sanctioned rates, and falls at Rs. 1-7-5 per acre, which does not appear excessive for the superior soils of which these lands are composed.

The siwai income is trifling in this tract. The approximate actuals of the year of enquiry amounted to Rs. 978, but an average of only Rs. 686 has been assumed, leaving ample margins for the fluctuating character of the income. At last settlement the receipts from this source amounted to Rs. 276-12-0.

5. The assets as thus revised come to Rs. 23,565, and have been accepted by the Chief Commissioner as the basis of the proposed assessment. A revenue of Rs. 14,630 is proposed which exceeds the present demand by 23 per cent., whereas the increase in income has been 63 per cent. The actual cash balance to the proprietors will doubtless be small, but they hold 24 per cent. of the land, most of which is of quality very superior to the ryoti land, and their position will be much better than at last settlement. The assessment appears therefore to be moderate, and has been approved by the Chief Commissioner with a few slight modifications, apart from those made under the recent orders of the Government of India regarding the 60 per cent. limit,

the aggregate result of which is to lower the Settlement Officer's figure by Rs. 660. The revised revenue will be Rs. 13,970, absorbing 59 per cent. of the revised assets, and resulting in a revenue rate of 12 annas 4 pies per acre of cultivation.

6. The Chief Commissioner approves of the proposal of the Settlement Officer to raise the revised jama of Mauzah Sonepur (No. 12) to Rs. 440, if it is found at announcement that the proprietor has broken his promise and has again ejected the tenants whom the Settlement Officer had been able to induce the malguzar to reinstate.

7. Proposals for the fixation of malikana payable by inferior proprietors in sub-settled villages should be submitted separately for the orders of the Chief Commissioner after the prescribed enquiry has been made.

8. Subject to any orders which may be received from the Government of India, the assessment as now revised is sanctioned to run up to the 30th June 1914, with effect from the date on which the current settlement expires.

[True Extract.]

H. A. CRUMP,

*Second Secretary to the Chief Commissioner,
Central Provinces.*

No. 4980.

Dated Nagpur, the 12th November 1894.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that, after the announcement of the revised rents and jamas, a tabular statement, in the usual form, may be submitted to this office.

H. A. CRUMP,

*Second Secretary to the Chief Commissioner,
Central Provinces.*

Statement giving details of the revised assessments of the Boregaon Group in the Ramtek Tahsil
of the Nagpur District.

Serial Number	Name of Village and Mahal.	Payments of malik-makbuzas as revised	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs.			
1	Chindwani Buzurg. ..	7 0	25 0	166 8	228 0	419 8	878 8	520	60	59	76
2	Chindewani Khurd	...	...	47 0	20 0	67 0	512 0	307	60	60	178
3	Tekari ..	...	...	...	34 0	34 0	419 0	210	50	50	178
4	Bichwa ...	...	153 0	210 4	231 0	594 4	961 4	488	50	50	59
5	Warpani ...	...	...	12 0	28 8	40 8	158 8	95	60	60	182
6	Kawrimet ..	6 0	30 0	40 0	46 0	116 0	345 0	205	60	59	86
7	Sarra ..	...	23 8	...	60 0	83 8	154 8	90	58	58	113
8	Nagalwari ...	...	18 0	41 0	118 0	177 0	261 0	145	50	56	87
9	Dodepar ..	...	...	...	20 0	20 0	22 0	10	40	46	32
10	Bhondetal ...	2 0	...	...	35 0	35 0	130 0	65	50	49	50
11	Cherongi ...	...	81 8	207 8	132 12	421 12	431 12	235	57	55	68
12	Sonpur ...	...	81 0	122 8	879 0	582 8	737 8	375	51	51	80
13	Rajegaon ...	...	31 0	25 0	177 0	233 0	313 0	200	58	58	58
14	Raiwari ..	...	155 0	512 0	86 0	753 0	912 0	545	60	60	65
15	Chorkhairi ...	...	...	16 8	46 0	62 8	200 8	100	50	50	70
16	Maharkund ..	...	...	20 0	22 0	42 0	173 0	85	40	40	113
17	Chargaon ...	7 8	137 0	271 0	331 0	739 0	916 8	545	59	58	105
18	Temburda, Mahal I	123 0	281 0	313 8	37 0	631 8	902 8	585	65	60	73
	Do., do. II.	140 8	213 0	300 0	6 0	519 0	1,027 8	650	63	59	79
19	Kharduka ...	2 0	26 0	279 0	1 0	306 0	709 0	425	60	60	67
20	Boregaon, Mahal I.	...	188 0	194 0	29 0	411 0	920 0	550	60	60	88
	Do., do. II.	...	367 8	212 0	87 0	666 8	920 8	550	60	60	
	Do., do. III.	...	66 0	95 8	...	161 8	195 8	115	59	59	
	Do., do. IV.	...	52 0	71 0	...	123 0	172 0	100	58	58	
	Do., do. V.	95 0	315 0	349 0	111 0	805 0	1,633 0	1,015	62	60	
21	Pipla ...	...	83 0	176 0	...	209 0	325 0	190	58	58	87

Statement giving details of the revised assessments of the Boregaon Group in the Ramtek Tahsil
of the Nagpur District.---(Concl'd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-malibuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs.			
22	Koshi Mahal, I...	9 0	48 0	483 0	34 0	615 0	813 0	485	60	59	71
	Do., do. II...	...	8 0	344 0	38 0	390 0	688 0	410	60	60	
23	Hingna ...	3 0	...	15 0	93 8	108 8	500 8	300	60	59	102
24	Richala ...	4 0	...	100 0	192 0	292 0	562 0	300	53	53	89
25	Khubala Mahal I...	211 8	464 12	233 0	280 4	973 0	1,328 0	875	66	60	84
	Do., do. II..	246 0	430 0	252 8	71 0	753 8	1,099 0	770	70	64	
26	Bawangaon ...	61 12	55 0	233 12	321 8	610 4	810 8	475	59	56	88
27	Umr Jamlapani...	14 0	186 8	261 0	162 4	609 12	720 12	435	60	60	83
28	Mohogaon ...	...	12 0	126 8	107 8	246 0	312 0	160	51	51	92
29	Pendri ...	12 0	27 0	44 0	280 0	301 0	514 0	260	51	50	67
30	Garmi ...	...	...	108 0	50 8	158 8	211 8	170	55	55	96
31	Dhakara ...	14 0	42 0	198 0	92 0	332 0	557 0	365	66	65	101
32	Khairi ...	37 0	33 0	226 0	99 0	358 0	485 0	305	63	61	79
33	Ramdongri, Mahal I.	...	6 0	69 0	...	75 0	82 0	40	49	49	62
	Do., do. II.	45 0	...	135 0	76 0	211 0	369 0	190	52	46	
	Do., do. III.	6 0	1 0	33 0	13 0	47 0	76 0	40	53	50	
	TOTAL ...	1,016 4	3,619 12	6,538 0	4,175 12	14,338 8	23,589 4	13,970	59	58	82

**RENT-RATE REPORT FOR THE BHINGARH GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

—:O:—

The Bhingarh group occupies the northern portion of the Bhingarh pargana, and covers an area of 59 square miles, exclusive of the large areas of Government forest which intersect it.

It contains 51 villages in all, of which—

Constitution and position of
the group.

Forty nine are Malguzari ;

One is a Waste Land purchase ;

One is a Ryotwari village ;

while a block of land in one mauzah is held under Clearance Lease Rules.

Of these 51 villages 9 villages, belong to the Ramtek pargana, 3 have been transferred from the Khamarpani pargana of the Chhindwara district, and the rest, or 39, are of the Bhingarh pargana.

The group is bounded on the north by the Khamarpani tract of the Chhindwara district ; on the east by Government forest and the Ramtek pargana, from which it is divided by the Pench river for the most part, except where a few villages on the opposite bank, which are shut off by hill, from the Ramtek groups have been included in this group ; on the south lies the Parsconi group, from which it is separated by the low range of hills which mark off the fertile and poor portions of the pargana ; while on the west hills and Government forest divide it from the Baregaon group.

2. Thus the group is hemmed in by hills on practically every side. The only fairly open part is that on the Pench to the south-east of the group, where the land is flat between the range on the south and the Suardara and Bhingarh forests. North of these are villages scattered among hills and forest, and then an ascent is made on to the Khamarpani plateau, where three villages, entirely isolated from the rest, are situated.

The portion of the group south of the Suardara range is fairly accessible, but the country to the north of it adds remoteness to its other disadvantages.

Only the strip of land on either side of the Pench can be described as at all fertile, while the rest of the group is exceedingly poor. On the plateau there is, the Assistant Settlement Officer reports, scope for excellent cultivation, but the climate of these uplands suits nobody but Gonds and such like.

I have not myself inspected the northern villages on the far side of the Suardara range, which were visited on my behalf by Mr. Mahadji Naik, but on the whole from what I have seen of the group and from its circumstances, as disclosed by the figures, there is no doubt about its being many degrees superior to the Dongartal group, and I have personally inspected 33 out of the 51 villages. There are no large or important villages ; communications are not good ; and jungle and hill abound ; nevertheless the class of cultivators is not altogether bad, and there is but little of that abject and all-pervading poverty which so characterized the Dongartal group in spite of its rice lands and its pucca road.

So far as will appear in the course of the report, the group is inferior, far inferior to the average group, and the circumstances of its tenants leave a good deal to be desired.

3. The statement which follows shows the extent and progress of cultivation in the group:—

	OCCUPIED AREA.					Total area un-occupied.	Total area of the group.	Total area irrigated.	Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of plough-cattle.
	Area in cultivation.			Area out of cultivation, i. e. waste and fallow of more than three years.	Total area occupied.							
	Under crop.	Fallow of three years or under.	Total.									
1	2	3	4	5	6	7	8	9	10	11	12	
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.				
At Present.	11,874.12	650.77	12,524.89	2,425.63	14,950.52	22,447.20	37,397.72 = 59 Sq. miles.	159.60	11	8	8.3	1,686
Percentage on total area of areas in cols. 4, 6 and 8.	...	...	33	...	40	...	...	...	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 6, and 7.	10,886.75	133.15	11,019.90	1,654.32	12,674.22	23,787.56	36,461.78	...	...	...	...	...

It will be seen that only 40 per cent is occupied, and only 33 per cent cultivated, and while the area occupied has increased by only 18 per cent, the rise in cultivation has been even less, and falls at only 14 per cent—this is but a small increase for a jungly group, but over the whole of the southern villages the culturable area was long since cultivated, and but little scope remained, poor though the land was.

Of the area in holdings 16 per cent is waste or fallow, while of the area in cultivation only 5 per cent is new fallow.

Well irrigation is of trifling extent, but there is a small area of rice land irrigated from tanks.

There is a plough and a pair of bullocks to every 15 acres in cultivation, with a few spare plough-bullocks. This is what is generally found in a kharif-tract with ample fodder and grazing, and does not mean any specially fine cultivation.

The unoccupied area amounts to 60 per cent; of this over 40 per cent falls under the head of tree forest; over 10 per cent consists of hill and unculturable land; and the balance is scrub and waste not in holdings.

There is consequently but little scope for extension of cultivation, except as before stated on the plateau, where the remoteness of the tract and the unhealthiness of the climate are the chief obstacles to extended cultivation. There is valuable jungle in the group—teak and bamboos being plentiful in certain of the forests.

4. The succeeding table sets out the soils of the group:—

4. The succeeding table sets out the soils of the Group: I																													
Soil class.	WHEAT LAND.										GARDEN LAND.										MINOR CROPS.								
	Ordinary.	Kharif.	Pathar.	Waburl.	Ranahia.	Ranahia.	Irrigated.	Ran.	Total.	Irrigable.	Kharif irrigable.	Samun.	Kharif samun.	Jilun.	Kharif tilim.	Total.	Irrigable.	Kharif irrigable.	Haraul.	Kharif haraul.	Total.	Bart sautha.	Mutafarikat.	Kharif.	Total.	GRAND TOTAL.	Percentage.		
Morad I	329.71	19.19	...	10.98	...	...	...	182.70	542.02	...	...	4.00	...	...	...	...	4.00	...	...	...	...	...	...	...	316.54	...	316.54	633.10	7
Do. II	1,144.41	8.38	11.56	78.04	11.46	50	54	483.14	1,737.32	44.27	...	1.80	...	2.98	...	49.12	22.32	1.44	3.95	...	27.71	9.70	2,723.70	63.55	3,787.08	4,611.51	37		
Khardi	400.72	4.36	...	...	35	...	...	59.63	468.01	109.19	3.00	43.85	1.80	2.23	20	160.25	8.19	3.00	7.26	86	19.10	...	5,370.85	129.64	5,500.29	6,147.71	50		
Betari	...	...	...	...	...	...	...	...	...	...	...	4.43	...	...	...	4.43	4.28	...	...	...	4.25	...	...	373.35	2.32	375.68	384.31	3	
Bardi	...	...	...	...	...	...	...	...	...	...	...	3.35	...	...	...	3.35	...	...	...	...	...	...	...	451.63	12.94	464.57	467.95	3	
Kachbar	30.03	...	...	...	...	...	...	...	30.02	...	...	...	...	...	...	...	1.00	...	...	56	...	1.50	...	18.71	...	18.71	60.24	...	
Total	1,907.87	31.83	11.50	89.02	11.75	56	54	725.53	2,778.64	153.46	3.00	57.50	1.80	5.22	20	221.15	35.76	4.44	11.71	65	52.56	9.70	9,254.36	208.45	9,462.81	12,524.89	...		
Percentage	15	...	...	...	...	...	...	6	22	1	...	...	...	...	...	...	...	...	...	...	...	...	...	74	2	76	...	...

The amins at last Settlement recorded 378 acres as Kali I, and 1,473 acres as Kali II ; whereas there is not a single acre of land in the whole group which could possibly be mistaken for kali soil. In the more open country by the Pench river there is some fairly good Morand I soil, amounting in all to 863 acres, or 7 per cent.

Morand II is fairly extensive, but only covers 37 per cent, and the prevailing soils is khardi, which amounts to 50 per cent: the remaining 6 per cent is composed of bardī and retari.

Soil and soil classes.

As classed by the use to which the land is or can be put the division is as follows :—

		Per cent.
Wheat land	...	22
Rice do.	...	1.5
Garden do.	...	.5
Minor crop land	...	76
Total		100

Of the wheat land over a fourth is 'rān,' but otherwise it is not subject much to defects of position, and nearly all of it is on soil of good quality.

Of the rice land not quite a fourth is on morand soil, but two thirds of it is irrigable: garden land is insignificant. The minor crop land is divided as follows among the various soils—

		Per cent.
Morand I	...	3
Do., II	...	30
Khardi	...	58
Retari	...	4
Bardī	...	5
Total		100

On the whole then the soils of the group show it to be superior to the Dongartal group, which contained such large proportions of bardī and retari soils. And if we add up as good land all morand soil, all khardi gohari and all irrigable land, we can total up as good land just 50 per cent of the cultivated areas. Although the group lacks the rice land of the Dongartal group, yet both its wheat land and its minor crop land are much superior to those lands in that group.

5. I will next give an account of the crops, showing the proportions in which they are grown now, and the changes in the cropping since last Settlement :—

नवमो वषः				Area at Settlement.	Area at Present.	Percentage to total cropped area.
Crop.				Acres.	Acres.	
Juari	...	...	...	6,165	1,924	} 50
Juari-Tur	...	...	...	2,260	4,028	
Tur	...	...	...	786	2,164	18.25
Cotton and Cotton-tur	...	...	...	93	789	6.5
Wheat	...	...	...	540	641	5.5
Linseed	...	...	...	71	448	3.75
Til	...	...	...	133	393	3.25
Gram	...	...	...	101	356	3
Rice	...	...	...	380	204	1.75
Castorseed	...	...	...	142	131	1.25
Other crops...	...	...	...	216	804	6.75
Total				10,887	11,887	100

Wheat covers just a quarter of the land recorded as wheat land, but is quite unimportant, and so is rice, and these two cereals with oilseeds and gram cover only 18½ per cent. The great feature of the cropping of this tract is the extension of tur, both grown alone and mixed with juari and cotton. These three crops cover in all 75 per cent, the most valuable, or cotton being the least in importance. There is no doubt that a tract which produces good juari and tur is a good one, viewed by its capacity to feed directly the population which it supports. And as there is a good deal of fair soil in this group, and the rainfall is generally adequate, there is not much risk of complete failure of the crops. On the other hand if the group may be relied upon to support its population, its produce is not of a kind to conduce to much accumulation of wealth, as will further be proved when the other statistics of the group are reviewed.

From the table of crops, however, it is clear that the cropping has improved a good deal, for the cultivation of cotton, wheat, gram and oilseeds has increased substantially; while there is hardly any kodon, against nearly 100 acres at last Settlement. There are also small areas of lac, rengua, juari and garden produce.

6. I now come to the questions of Population, Villages, Trade and Communications.

The population of the group stands at 6,112, and has increased by 8 per cent over the population at last Settlement.

It falls at only 103 souls to the square mile, but at treble that figure or 310 to the cultivated square mile.

Population.

The population being sparse is almost purely agricultural, except for that portion of it which lives by dealing in forest produce.

There are only four villages in the group with populations exceeding 300 souls, and they are all situated in the southern portion of the group.

These are as follows :—

Village.			Population.
Salas	...	...	No. 456
Umri	...	...	320
Suardara	...	...	304
Nawegaon	...	...	302

Bhiugarh itself, although it has given its name to a pargana, contains only three or four huts, inhabited by Gonds, but there is a small shrine there, which is visited annually by about 3,000 people, and the ruins of an old Gond palace, and a fort on the hill betoken that it was an important place in days long gone by.

7. The only local market is that of Suardara, but the southern and south-eastern villages of the group are close to Parseoni, and only about 18 to 20 miles from Kamptee. This portion of the group is thus not remote and finds an easy market for its produce. But when the Suardara range is crossed, the enclosing hills produce an impression of extreme remoteness, and there is no doubt that from this portion northwards the tract is out of the way, and its almost only trade is in timber, bamboos and forest produce for the Parseoni and Khapa markets.

A cart-road connects Suardara with Parseoni, and thence across the hills to Dhaurapur on the fringe of the plateau, where there is heavy jungle.

North of this comes a breadth of about eight miles of Government forest before the extreme northerly villages on the plateau are reached, and these are quite out of the world as regards Nagpur, and would belong much more appropriately to the Chhindwara district.

But, although by reason of hills and jungle the northern portion is out of the way; in actual distance Dhaurapur is not more than about 28 miles from Kamptee; for the purpose of prices it is not at such a great disadvantage as would at first sight seem, while the southern portion is accessible enough to markets.

And the tract is backward more because of the poverty of its soil and the unhealthy character of its climate than from its distance or remoteness.

8. The tenures of the group form the next subject for discussion, and are set out in the usual statement:—

9. Details of Holdings.

	HELD BY MALGUZARS.				HELD BY MALIK- MARBUZAS.		HELD BY REVENUE- FREE GRANTEES.		HELD BY ABSOLUTE OCCUPANCY TENANTS.		HELD BY OCCUPANCY TENANTS.		Held by tenants of superior class in ordinary tenant right.	HELD BY ORDINARY TENANTS.		HELD RENT-FREE OR BY PRIVILEGED TENANTS.		Total occupied area.
	As sir.	Other than sir.	Total.	Area of total leased.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.		No. of holdings.	Area.	As grant from malgu- zar.	In lieu of service.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	2,031.24	539.13	2,600.37	374.49	74	785.18	6	36.80	135	1,801.14	306	4,020.10	891.58	354	4,478.59	41.84	231.92	14,950.52
Percentage on total occupied area of areas in cols 4, 11 13 and 16.	...	...	17	...	...	...	...	...	...	12	...	27	...	...	30	...	...	...
Compare entries of Last Settlement for cols. 4, 11, 13 and 16,	1,536.79	...	1,536.79	...	...	669.20	...	159.75	...	2,520.18	...	1,888.79	...	...	5,630.61	9.75	220.15	12,674.22

Proprietary cultivation has, it will be seen, extended very largely. Sir land has increased by 33 per cent, and with khudkasht land the proprietary cultivation amounts to 17 per cent of the occupied area, and is 69 per cent larger in extent than at last Settlement.

Tenures and holdings. Malik-makbuzas hold about 5 per cent, and there are six holdings held revenue-free.

Absolute occupancy tenants have 12 per cent of the occupied area, and the area held in this right has declined by 23 per cent—a large fall, but not out of the way for a jungly group of poor soil.

Occupancy tenants have 27 per cent of the occupied area, and the area held in this right has more than doubled since last Settlement.

The tenants of these classes have another 6 per cent in ordinary right; while 30 per cent consists of land held by ordinary tenants pure and simple.

Half the ryoti area is held by tenants in protected tenures—a fair proportion for a backward tract.

In consideration of its poor land, the average size of holdings is small here: the details being as follows:—

Class.				Average area of holding.
				Acres.
Absolute occupancy	...	...	...	13.3
Occupancy	...	...	...	13.1
Ordinary	...	...	...	12.6

But when the land held in ordinary right by protected ryots is added in, the average area to a holding rises to 15 acres.

Then, if allowance is made for plural holdings in two or more villages, malik-makbuzas holding land in tenant right, and absolute occupancy tenants having land in occupancy right the area to a cultivating family would rise to about 17 acres.

This leads to the impression that the tenants must be rather poor, as average holdings are generally larger than this in the more fertile groups. But at any rate the holdings are much larger than those of the Dongartal group.

9. There are 77 proprietors in this group to the 50 malguzari villages, and they belong to the understated castes—

				Holdings.	Villages.
Kunbis	...	...	...	33	20
Brahmins	...	..	..	17	6
Koshtis	...	...	...	6	See "others"
Mahomedans	...	...	...	5	9
Gonds	...	...	...	4	2
Mahlis	...	...	...	2	1
Marwaris	...	...	...	2	3
Pardeshis	...	...	...	2	See "others"
Others	...	...	...	6	9
Total	..			77	50

One village Gargoti is ryotwari, and belongs to Government.

Amongst Kunbi proprietors are the Parseoni malguzars, who hold four villages: the Kunbis of Kamptee (whose best known representative is Phagu, Patel) own three. He is a most oppressive landlord, and entangles the tenants in grain-debts. Sham Rao Dashmukh of Mohpa owns three; he is a wealthy money-lender also. The Kunbis of Pali and Boudrajhari are also well-to-do, and have villages elsewhere.

Three rather good villages belong to Sansthanik estate, and are managed by the Court of Wards.

The two villages on the Chhindwara border belong to a well-to-do Mahomedans of the district; one belongs to an *ex-Tahsildar*, and two Mahomedan ladies own two.

Atmaram Taletula, Gopal Rao, malguzar of Ramtek, and Jagheshwar Apaji, a Ramtek money-lender, also hold a village a piece.

The Brahmins of Suardara have mortgaged their, 'makta' village of Suardara with Buti. Marwaris of Parseoni hold two villages and shares in two more. A well-to-do Nai has bought the village of Umri, and Chatrapur was purchased under the Waste Land Sales Rules by Narainswami, the pleader. The Gond proprietors hold Dhaurapur and another village, and have done a good deal to improve their cultivation there. The Koshtis hold shares in five villages and lend money, having a cloth shop in the city.

On the whole, the proprietors are well-to-do, and nearly all of them have more than one village. Except some of the Kunbis, the Nai, one Mahomedan and the Gonds; the proprietors are all non-resident.

There have been transfers in respect of 16 villages, but the displaced proprietors are Koshtis, Kunbis, Pardeshis and Mahomedans, and the purchasers include the same castes also, besides some Banias and Marwaris.

10. The following are the castes of the tenants of the group :—

Castes of tenants.	No.
Kunbis	392
Gonds	172
Mahars	46
Telis	30
Brahmins	26
Kalars	14
Khatis	13
Mahomedans	10
Others	79
Total	782

In the villages north of the Suardara range of hills, tenants are almost entirely Gonds, to whom alone the climate is suited; south of the Suardara range the tenants are mostly Kunbis, and Gonds are merely an ordinary sprinkling.

On the whole, the well-to-do castes including Kunbis, Telis, Brahmins and Kalars number 462, or nearly 60 per cent: Gonds and Mahars number 28 per cent, representing the usually poorest section of the community; while the balance, or 12 per cent, consist of castes which contain well-to-do, average and poor cultivators alike.

11. A more precise classification by condition is given, and with the following result:—

Class.	Condition.	Number.	Percentage to total.
A.	Well off: lending money and grain ...	25	3
B.	Well-to-do substantial men: free from debt ...	46	6
C.	The average struggling cultivator, in debt, but not hopelessly	498	63
D.	Those much involved, or extremely poor ...	213	28
	Total ...	782	100

The number of well-to-do substantial men is very limited, and the D class, which is numerous, includes the very poor Gonds in the northern part of the group, as well as much indebted persons in the southern or open villages.

The figure of prosperity for the group, on the same scale as that adopted for Patansaongi, &c. comes to only 31, as against Baregaon 106, Parseoni 105, and Patansaongi 107.

But the group is still much superior to the Dongartal group, the figure of prosperity of which, is a negative quantity, represented by the number (—) 74.

As I said a tract with maximum attainable prosperity would be composed of half B and half C, and would have a figure of prosperity of (+) 200.

If we can imagine a tract in which all tenants were miserably poor without exception, its condition would be represented by the expression (—) 200, so that the mean between the two would be zero, and a tract in which all were C class tenants the figure would be 100, and would represent average prosperity, or the mean between the maximum 200 and zero.

At some future re-settlement, if tenants are classified on the same lines, some idea of the progress or the revenue of this tract will be gained. At present it has advanced but little on the road to prosperity.

With but small demand for land not many transfers are to be expected, and the details are—

Absolute occupancy—

			Holdings.
By sale	...	...	7
By mortgage	...	...	1
<i>Occupancy—</i>			
By sale	...	...	5
By mortgage	...	...	4

These transfers are confined to the villages south of the Suardara range, and six of them have occurred in the village of Umri.

12. The foregoing description of the group, its cultivation, its soils, its crops, its trade, its tenures and its cultivators all show it to be in a backward condition, and I will now proceed to a discussion of the all-important question of its rents and their future treatment, which cannot be altogether similar to the rules applicable in fertile and prosperous tracts.

I will take the rent-rates per acre and per soil-unit together, as this course will be most convenient, and will save repetition.

Class of cultivator.	Rent-rate at Settlement.	Rent-rate at Present.	Rise per cent.	Unit incidence.
	Rs. a. p.	Rs. a. p.		
Absolute occupancy	1 2 6	1 4 11	13	1.41
Occupancy	1 1 6	1 0 5	—6	1.28
Ordinary	0 11 8	0 12 8	9	1.22
All-round	0 14 6	0 15 4	6	1.28
Occupancy-cum-ordinary	0 13 1	0 14 3	9	1.25
Malik-makbuza	1 4 1	1 1 4	—14	1.16

The first point which is clear is that over the group, as a whole, the rise in rent-rate since last Settlement has been very small. And it is not a case of poorer land occupied affecting the figures at all largely, for the newly occupied area is not large, and indeed the cropping has improved considerably.

The next point to notice is the way in which the highest incidence is that of the absolute occupancy tenants : the next that of the absolute occupancy tenants : while the ordinary incidence is the lowest of all.

The third point is that the all-round incidence in this poor group is the highest found in any group as yet dealt with.

13. In the Baregaon, Patansaongi and Parseoni groups I employed the scale of factors forwarded with the report on the Parseoni group for mutafarikat land.

In this group while the Morand I and II mutafarikat are good soils, they do not equal quite the similar lands of those three groups, and I have therefore lowered the Morand I factor from 28 to 26, and the Morand II factor from 20 to 18, but in spite of the fact that the mutafarikat factors are still much higher than in the bulk of the district, we still find these high incidences.

14. It becomes therefore extremely difficult to find out whether rents are high for any sufficient reason; whether they are too high; if so, how did they become so; and what is to be done with rents in this group.

It will be convenient before I proceed to thrash out this question to give in detail the Village incidences. village incidences. They are as follows:—

Incidence.	No. of Villages.	Incidence.	No. of Villages.
·40 to ·50	2	1·50 to 1·60	2
·50 „ ·60	3	1·60 „ 1·70	1
·60 „ ·70	1	1·70 „ 1·80	2
·70 „ ·80	6	1·80 „ 1·90	2
·80 „ ·90	2	1·90 „ 2·00	3
·90 „ 1·00	5	2·03	1
1·00 „ 1·10	4	2·26	1
1·10 „ 1·20	1	2·48	1
1·20 „ 1·30	7	No ryoti land	1
1·30 „ 1·40	3		
1·40 „ 1·50	3	Total	51

15. The incidences cover an enormous range, and need some analysis to be understood. The average incidence of the group is 1·22: the first 16 villages are the remoter ones, situated north of the Suardara range, and the average of their incidences is ·94 only, so that most of the low incidences of the group are accounted for by the fact that they relate to the remote jungly villages, where the demand for land is small. Three or four instances of low incidences are met with in the southern portion of the group, but the villages where they occur are all *rich*, and the cultivators are persons paying high for land in their own villages.

The average of the incidences of the 35 villages in the open portion south of the Suardara range is actually 1·33.

After examining the incidences of these 35 villages, and on reference to my notes of the villages in which local inspection led me to think rents to be too high, I have singled out 16 villages, which with their incidences, are stated below:—

Village.	Incidence.	Village.	Incidence.
Rangari	1·91	Umri	1·43
Kondhasaoli	1·26	Newarwara	2·03
Pulseri	1·64	Ghat Khairi	1·79
Palasaori	1·98	Kampti	1·81
Peth Kalbhairao	1·94	Nawegaon	1·55
Bachara	1·49	Bitoli	1·54
Bajarkund	1·37	Bhudewara	1·81
Gorakhpur	2·48	Amgaon	1·73

The average incidence of these 16 villages is actually 1·73, while the average incidence of the remaining 19 is only ·93; corresponding closely with that of the 16 remote villages to the north of the group, which is ·94.

The inference then is that, unless the rents in these 16 villages can be explained or justified in any way, they must be rather too high, at least in some cases.

These villages are situated within a short distance of the Pench river, and certainly contain somewhat better soil than is met with further west or north, but they are not at all out of the common in any respect, and there is no apparent reason why rents in them should be disproportionately high. Neither could the people enlighten me in any way.

Some said that the Pargana officer at Palora, when that village was an important one, had squeezed all the patels in the villages along the Pench: others said that the Saasthanik villages had been given out to thekadars, who in order to pay their own theka-jamas, had to squeeze their ryots, and that the neighbouring patels followed the example of these thekadars.

My own impression is that the general standard of rents in these villages dates from a long time back, when possibly Bhiugarh was not the miserable little place that it is now.

They were possessed of advantages, as compared with the other villages of the group being more open and better accessible from the side of Palora, and competition for land resulted in a high-pitched rental, which was never subsequently reduced.

But, whether these rents are at the present day too high, whether they should be reduced or enhanced depends largely upon the circumstances of these villages, and it does not at all follow from the mere fact that the rents were too high when they were first demanded, that they are too high now.

16. In order to clear up these points better, I have had a separate figures calculated for—
 Separation of villages into two classes. (A) The sixteen villages named above.
 (B) The remaining 35 villages of the group.

The following is the result:—

			AT SETTLEMENT.		AT PRESENT.		Rise per cent.	Incidence.
			Area.	Rate.	Area.	Rate.		
			Acres.	Rs. a. p.	Acres.	Rs. a. p.		
Absolute occupancy	...	A	1,291	1 9 9	995	1 12 0	9	1·82
		B	1,229	0 10 10	809	0 12 4	14	·84
Occupancy	...	A	1,162	1 6 9	1,791	1 6 8	...	1·54
		B	727	0 9 1	2,228	0 9 9	9	·95
Ordinary	...	A	2,011	1 4 2	1,444	1 4 7	2	1·74
		B	3,650	0 7 0	3,926	0 9 10	40	·99
All-round	...	A	4,464	1 6 6	4,230	1 8 0	7	1·67
		B	5,606	0 8 0	6,963	0 10 1	26	·96

The contrast between the figures of the A and B villages is very striking, and it is noticeable that—

- the incidences of the A villages are nearly double those of the B villages;
- that in the B villages the ryoti area has increased, and in the A villages it has decreased;
- that notwithstanding this, rents have risen more in the B villages than in the A villages;
- that whereas in the A villages, absolute occupancy rents are the highest, and the ordinary lowest in the B villages, they are the lowest, and the ordinary highest;
- that in the A villages, occupancy rights have increased by about 50 per cent only; while in the B villages, they have trebled in extent, in spite of the fact that the B villages have received so much new land.

These five propositions seem to me to show that rents in A villages have an unnatural pitch, the result of competition in the past occasioned by causes which have no longer weight.

17. But in order to show further that rents in the A villages are rather too high already, I contrast them with other villages of the group in one or two further particulars.

First as regards the condition of the tenants, it would of course be useless to compare the A villages with the jungly villages on the north of the group, where the tenants are chiefly D class Gonds, but it is instructive to compare them with those of the B class villages, which lie south of the Suardara range.

The following table shows the comparison:—

Class.			A Class villages (16).	B Class villages (19).
			Per cent.	Per cent.
A	...	...	4	2
B	...	...	3	12
C	...	...	73	65
D	...	...	20	21
Figure of prosperity ...			48	63

Debts and D class tenants you will find everywhere, and money-lenders take up land where they can, but the B class tenant is the surest sign of prosperity, and it is in these high-rented A class villages that the B class tenant is conspicuous by his absence.

Out of 342 tenants in these A villages, only 9 are in the B class.

A further comparison is that afforded by rental arrears.

Over the group, as a whole, rental arrears amounted to Rs. 1,351, or on the total cash-rents of Rs. 11,597, as much as 11½ per cent.

But of these arrears Rs. 1,119 are due in the A class villages, and only Rs. 232 in the B class.

That is to say, that in A class villages arrears amount to 16 per cent, and in B class to 2 per cent only of the respective rentals.

The largest arrears of all occur in Kampti and Nawegaon; Phagu patel's villages. He is refraining from suing his tenants, and moreover credits their payments to interest and not to rents, and seizes their crops, his object being to make out a strong case for a lenient settlement still, although I have strong reasons for believing that this malguzar is making out arrears more formidable than they need be; it is undoubtedly true that the rents are in many cases excessive, and that most of the tenants are poor and heavily indebted.

18. My conclusions are that the A class villages have more valuable land than the B class, which was the original cause of the competition, but that rents in these villages were still disproportionately high, and will require relief in many cases, while they can hardly be raised at all.

To base a standard rate on villages which are clearly over-rented, would be a most dangerous course, I would therefore adopt a standard which the B class villages justify, and treat the A class by special rates, representing their superiority over the average land of the tract.

As new land has been occupied in the B class villages, the fairest criterion will be a comparison of the occupancy rate now with the occupancy-cum-ordinary rate of last Settlement.

The occupancy-cum-ordinary rate of last Settlement in B class villages was Re. 0-7-3: the occupancy rate now in these same villages is Re. 0-9-9,—showing a rise of 34 per cent.

The present occupancy incidence is 95, and the standard rate which it would justify, allowing for a 50 per cent rise over last Settlement, would be 1-05.

This is also quite suitable to the ordinary rents, and I accordingly propose a standard of 1·05, which I would exceed by 33 per cent in dealing with villages in which rents are high or circumstances warrant a higher rate.

A standard of 1·05 brings the group on to a level with Ramtek and Dahigaon; very rightly placing it far below Parseoni, Patansaongi, &c.

With its poor land and its poor tenants extreme caution is necessary.

19. The following table shows the rates adopted on the basis of the standard rate of 1·05:—

Rate.	No. of Villages.	Rate.	No. of Villages.
·65	4	1·05	11
·70	2	1·15	2
·75	2	1·20	2
·80	2	1·25	9
·85	2	1·30	3
·90	2	1·40	9
·95	1		
		Total	51

The average of the incidences falls at 1·08, and the standard rate is adopted in 11 cases and exceeded in 25 cases; this is always the case where a standard is adopted below the incidence of the group. The grounds for each rate are sufficiently explained in the notes attached to the Statement C.

20. I have now to deal with the assets of the group at Settlement and at Present, as well as make a forecast of the approximate assets as they will be when revised by my proposals.

The assets at Settlement and as at Present, are contrasted:—

Assets.	At former Settlement.	At Present.
	Rs. a. p.	Rs. a. p.
Cash ...	9,933 0 11	11,597 10 7
Value of sir...	1,464 1 2	2,599 15 2
Total ...	11,397 2 1	14,197 9 9

The rise in assets has thus been about 25 per cent, for Siwai income must be added, about Rs. 1,000 at last Settlement and about Rs. 2,000 now. Precise figures will be submitted at the time of assessment. That is to say, assets have risen in round numbers from Rs. 12,400 to Rs. 16,200, or by Rs. 3,800 or by 30 per cent.

21. The revenue demand fixed at last Settlement was Rs. 8,452, or 74 per cent on the assets obtained from cultivation; on the assets, with a Siwai estimate included, it fell at 68 per cent.

On the assets as they stand now before revision the revenue falls at 52 per cent.

22. The next step is to forecast the assets as they will be when revised.

Estimated effect of the
rent proposals.

(a) Rents.

				At Present.	Deducted.
				Rs. a. p.	Rs. a. p.
Absolute occupancy	...	...	...	2,363 11 6	1,999 0 0
Occupancy	...	...	...	4,130 1 2	3,808 0 0
Ordinary	...	...	...	4,254 9 0	3,795 0 0
All-round				10,748 5 8	9,602 0 0

It will not of course be necessary to reduce down to the deducted rent except in extreme cases, and there will also be a certain amount of rent enhancement, so that the revised rents may be estimated as Rs. 10,750. This will exceed the deducted rent by about 10 per cent, but the idea of the proposals is to guard against enhancement, and not to lower rents at all wholesale.

Then I would estimate the value of the sir and service land at about Rs. 2,750, which is a little under a rupee an acre.

Lastly the Siwai will be about Rs. 2,000.

The malguzari assets will thus be—

				Rs.
Cash rents	...	...	...	10,750
Value of sir land, &c.	...	...	...	2,750
Siwai	...	...	...	2,000
Total				15,500

Upon this I would estimate a revenue as follows—50 per cent of the Siwai, and 63 per cent of other assets : this will yield a demand of Rs. 9,500.

There remains malik-makbuza revenue which includes the payments in the Ryotwari village of Gargoti.

The present figure is Rs. 849-4-11 : the deducted figure will be Rs. 983, but I would merely estimate Rs. 900, since malik-makbuzas, who pay cesses also, will require lenient treatment in this group. If 10 per cent be allowed as commission, this leaves roughly Rs. 800 as realizable revenue, which added to the malguzari revenue makes the total probable revenue of the group Rs. 10,300.

The additions to the revenue made since Settlement have to be verified from the District Office, but will probably be not less than Rs. 500, on account of Clearance Lease plots since added, as well as muafi resumptions.

The present demand is thus approximately Rs. 9,000, which will probably rise to Rs. 10,300, or at the most 10,500, or by 16 per cent.

This is but a small increase, but the tract is poor, much of the income is fluctuating, and several villages were over-assessed in the past, so that much enhancement is not to be expected.

23. In conclusion, with this group the Rent-rate proposals for the Ramtek tahsil are completed, and the final table of comparison of all the groups of the tahsil will thus be complete.

It is interesting to observe how in the open groups the figure of prosperity varies but little. In Dahigaon and Ramtek it is a little higher than it should be, as some A and B tenants holding land in several villages have been counted twice over. These would probably fall to 90 or so, could the error be eliminated.

Group.	Total area in square miles.	PERCENTAGE TO TOTAL.		Percent- age to wheat land.	PERCENTAGE TO CROPPED AREA.				INCREASE PER CENT.		Rent-rate per acre.	Rise of rent-rate since Set- tlement.	Unit inci- dence.	Standard rate.	PRESSURE ON POPULATION.		Figure of properti- ty.
		Occupied.	Cultiva- ted.		Wheat.	Juar and juari-tur.	Rice.	Cotton and Cotton- tur.	In area occupied.	In area cultivated.					To total square mile.	To culti- vated square mile.	
<i>East of Pench.</i>																	
Tarsa-Khat	111	90	77	88	48	18	3	...	2	9	0 12 9	25	69	85	194	253	89
Kodamendhi	110	90	73	85.5	48	13	6	...	1	9	0 12 11	32	78	90	182	247	93
Chachar	110	81	81	83	41½	23½	1	...	4	7	1 1 8	20	94	1.15	190	232	91
Ramtek	83½	70	57	70	34	24	11	...	14	14	0 13 3	27	88	1.05	257	450	100
Dahigaon	57½	52	42	58	32	14	14	...	36	44	0 11 11	28	106	1.05	100	240	105
Dongartal	77	42	38	21	10½	31½	26	...	100	97	0 9 7	26	93	80	140	372	74
<i>West of Pench.</i>																	
Parseoni	72	82	74	54	15½	42½	...	2½	9	14	1 1 8	10	99	1.30	217	288	105
Patansaongi	62	87	78	43	8½	47½	...	12	3	5	1 6 4	4	126	1.45	436	563	107
Baregaon	52	60	54	18	4½	51	...	12	34	38	0 14 9	5	111	1.25	138	267	106
Bhingari (Under report)	59	40	33	22	5½	50	2	6½	18	14	0 15 4	6	123	1.05	103	310	31

NAGPUR :

R. H. CRADDOCK,

Dated the 18th November 1893.

Settlement Officer.

**RENT-RATE REPORT FOR THE BHIUGARH GROUP OF THE RAMTEK TAHSIL
IN THE NAGPUR DISTRICT.**

—:0:—

No. C.464, dated the 27th November 1893.

Submitted to the Revenue Secretary to the Chief Commissioner.

This group of villages lies in very poor country on the northern border of the district, some of them until recently having been included in Chhindwara. Kharif crops are generally grown, and only a fifth of the area has been recorded as capable of bearing wheat. The principal crops are juari and tur, which are for marketing purposes not very remunerative. Very little progress has been made since last Settlement. The occupied area has expanded by 14 per cent only, and a small rise in rent-rate, coupled with some increase under Siwai has brought about a 25 per cent increase in assets. Many of the villages in the neighbourhood of the ruined village of Bhiugarh have been in the past decidedly over-assessed, and the Settlement Officer has shown that the high pitch of the present rents in them has had a distinct effect on the condition of the tenantry. It is probable that their vicinity to Bhiugarh—the old pargana headquarters—led to the imposition of heavy assessments. And there can be no doubt that in the case of villages of this class the ryots pay in their rents for the advantages they enjoy in the matter of forest produce.

2. In fixing his standard rate at 1.05, the Settlement Officer has disregarded the villages in which rents are now disproportionately high. The rental enhancements he proposes in the case of villages where rents can bear raising will do no more than counterbalance the reductions to be granted to ryots who now pay too high. The gross rental of the group will be left very much as it is at present, and in this proposal I agree. In valuing sir I would, however, take a maximum rate of 1.50 instead of 1.40, as proposed, where this rate is fully justified by the present ryoti incidences, and where there has been no substantial increase in assets.

3. The Settlement Officer proposes to settle a plot of land called Tikari (No. 18), which is now presumably held on lease with the malguzar of the adjacent malguzari village of the same name. This course may be approved, but the settlement should be made with the malguzar as lessee, and not as proprietor.

J. B. FULLER,
Commissioner of Settlements and Agriculture,
Central Provinces.

STATEMENT A.—Bhiugarh Group of the Ramtek Tahsil, Nagpur District.

Serial and Settle-ment Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Reve-nue.	Per-cent-age on assets.	ASSETS AT PRESENT.			Increase in assets since last Settle-ment.		In crease per cent in culti-vation.
		Cash.	Estimated value of sir, khudkasht and musafi land.	Total.			Cash.	Estimated value of sir, khudkasht and musafi land.	Total.	Actual.	Per-cent-age.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
1	Salao ...	14 4 0	...	14 4 0	20	140	41 8 0	6 6 5	47 14 1	33 10 5	236	3
14												
2	Pendhri ...	12 2 0	4 8 3	16 10 3	18	108	40 12 0	19 10 11	60 6 11	43 12 8	263	7
13												
3	Kukra ...	123 4 0	43 9 11	166 13 11	70	42	202 0 0	44 9 8	246 9 2	79 11 8	48	-3
12												
4	Kolitunara ...	32 2 0	...	32 2 0	30	93	47 8 0	...	47 8 0	15 6 0	48	-44
22												
5	Sursira ...	67 2 0	...	67 2 0	60	90	111 8 0	...	111 8 0	44 6 0	66	18
87												
6	Mahkepar ..	38 0 0	...	38 0 0	23	61	58 0 0	...	58 0 0	20 0 0	53	14
86												
7	Kukra ...	54 0 0	5 8 6	59 8 6	45	76	80 0 0	14 13 6	94 13 6	35 6 0	59	-33
85												
8	Banora ...	9 0 0	1 4 3	10 4 3	35	341	8 8 0	17 0 1	25 8 1	15 3 10	148	415
81												
9	Narhar ...	57 4 0	...	57 4 0	70	122	48 0 0	17 9 4	65 9 4	8 6 4	11	44
25												
10	Dhaurapur ...	3 0 0	13 13 10	16 13 10	30	178	50 0 0	46 1 1	96 1 1	79 8 3	469	173
26												
11	Saongi ...	32 6 0	7 11 4	40 1 4	30	75	93 0 0	81 15 0	174 15 0	134 13 8	337	187
27												
12	Ambajhari ...	149 8 0	3 8 3	153 0 3	145	95	280 0 0	32 6 3	312 6 3	159 6 0	104	33
28												
13	Gargoti ...	...	...	...	...	...	...	...	...	...	...	...
28												
14	Pathar ...	...	...	...	35	...	...	...	...	...	...	...
73												
15	Pardi, Mahal I...						1 0 0	38 2 1	39 2 1			
80		30 8 0	18 7 11	48 15 11	50	102				25 11 5	53	24
	Do., do., II...						...	35 9 3	35 9 3			
16												
82	Silladevi ...	...	...	...	...	...	21 0 0	11 1 5	32 1 9	32 1 9	...	...
17												
79	Suardara ...	220 0 0	39 12 9	259 12 9	150	68	624 8 0	93 10 9	718 2 9	458 6 0	177	214
18												
243	Taikari (Malguzari) ...	41 1 0	9 14 10	50 15 10	80	157	120 2 0	72 7 11	192 9 11	141 10 1	278	41

STATEMENT A.—Bhiugarh Group of the Ramtek Tahsil, Nagpur District—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.			Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
18 243	Tikari, (Clearance Lease).	...	...	...	...	...	29 0 0	...	29 0 0	29 0 0	...	...
19 242	Pangri	8 9 0	0 2 2	8 11 2	5	58	32 0 0	3 15 8	35 15 8	27 4 6	245	64
20 124	Aolighat	258 4 0	78 13 5	337 1 5	200	59	307 4 0	77 10 5	384 14 5	47 13 0	14	-8
21 223	Chargaon	117 11 0	...	117 11 0	100	85	173 2 0	30 11 6	212 13 6	95 2 6	81	...
22 235	Rangari	237 11 0	15 5 11	253 0 11	150	59	220 12 0	42 15 10	263 11 10	10 10 11	4	-8
23 241	Kondasaoli	293 2 0	21 1 10	314 3 10	210	67	322 8 0	44 9 9	367 1 9	52 13 11	17	-6
24 239	Palasori	332 9 0	13 12 10	346 5 10	259	72	274 0 0	62 6 10	336 6 10	-9 15 0	-3	-8
25 240	Palasaori	195 10 0	43 7 8	239 1 8	150	63	206 10 0	36 15 7	243 9 7	4 7 11	2	-14
26 291	Bandrajhari	...	...	...	40	...	68 0 0	15 6 10	83 6 10	83 6 10	...	...
27 238	Peth Kalbhairao.	657 8 0	51 12 11	709 4 11	600	85	806 0 0	20 2 11	826 2 11	116 14 0	17	-1
28 226	Mogra	161 8 0	25 0 11	186 8 11	130	69	159 8 0	52 0 11	211 8 11	25 0 0	13	92
29 228	Bachhera	477 14 0	98 1 8	575 15 8	394	59	476 6 0	132 9 9	627 15 9	52 0 1	9	1
30 221	Mundapar	24 12 0	50 13 10	75 9 10	100	132	35 0 0	100 5 3	135 5 3	59 11 5	79	-19
31 222	Bhiugarh	65 4 0	...	65 4 0	45	69	65 8 0	13 0 4	78 8 4	13 4 4	20	...
32 83	Seoni	25 8 0	5 9 1	31 1 1	35	113	42 8 0	14 7 8	56 15 8	25 14 7	83	23
33 90	Bajarkund	314 0 0	102 1 1	416 1 1	250	60	325 8 0	111 3 2	436 11 2	20 10 1	5	-14
34 98	Deori	180 4 0	32 3 1	212 7 1	160	75	161 4 0	39 2 0	200 6 0	-12 0 7	-6	-38
35 91	Gorakhpur	237 0 0	56 0 7	293 0 7	230	78	279 0 0	67 4 5	346 4 5	53 3 10	18	-24

STATEMENT A.—*Lhingarh Group of the Ramtek Tahsil, Nagpur District.*—(Concl'd.)

Serial and Settle-ment Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Reve-nue.	Per cent- age on assets.	ASSETS AT PRESENT.			Increase in assets since last Settle-ment.		In-crease per cent in culti- vation
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Per- cent- age.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
36	Garmukh ...	25 4 0	...	25 4 0	30	119	28 0 0	...	28 0 0	2 12 0	11	-42
92												
37	Pali ...	111 0 0	46 8 4	157 8 4	150	96	103 0 0	134 13 8	242 13 8	85 5 4	54	-13
93												
38	Chhatrapur (Waste Land Plot).	...	..	...	...	...	140 0 0	45 12 0	185 12 0	185 12 0	...	4,475
208												
39	Lohara ...	48 8 0	9 8 8	58 0 8	60	103	90 10 0	8 10 8	108 4 8	50 4 0	86	67
96												
40	Umri ..	463 8 0	65 1 6	528 9 6	350	68	467 8 0	87 6 4	554 14 4	26 4 10	5	15
94												
41	Nawarwara ..	409 10 5	67 9 11	477 4 4	400	84	372 8 1	92 3 0	464 11 1	-12 9 3	-3	-20
218												
42	Ghat Khairi ..	572 0 0	21 11 7	593 11 7	400	67	396 0 0	153 5 0	554 5 0	-39 6 7	-7	-7
129												
43	Kampti ...	593 7 0	55 1 6	653 8 6	450	69	523 9 0	104 6 10	627 15 10	-25 8 8	-4	-4
220												
44	Nawegaon ...	485 6 0	94 5 11	579 11 11	400	69	453 11 0	160 14 6	613 9 6	33 13 7	6	3
229												
45	Hitoli ..	823 8 0	24 15 6	848 7 6	550	65	896 0 0	22 13 8	918 13 8	70 6 2	8	-1
280												
46	Bhulewara ...	518 12 0	109 11 4	628 7 4	470	75	709 8 0	62 5 1	771 13 1	143 5 9	28	...
231												
47	Sungabori ...	180 12 0	14 15 3	195 11 3	160	82	192 0 0	45 2 11	237 2 11	41 7 8	21	...
232												
48	Amgaon ...	335 0 6	45 8 3	380 8 9	225	59	288 0 6	95 6 10	383 7 4	2 14 7	1	-8
233												
49	Sabae ...	536 12 0	133 7 9	670 3 9	520	78	542 12 0	132 14 5	675 10 5	5 6 8	1	-7
217												
50	Dundakheri ..	173 8 0	4 14 7	178 6 7	162	91	181 4 0	7 5 10	188 9 10	10 3 2	6	-11
216												
51	Kalipath ..	180 6 0	27 14 3	208 4 3	180	87	370 0 0	35 13 7	405 13 7	197 9 4	95	83
215												
GRAND TOTAL ...		9,933 0 11	1,464 1 2	11,397 2 1	8,452	74	11,597 10 7	2,599 15 2	14,197 9 9	2,800 7 8	25	14

STATEMENT B.—Showing the scale of factors adopted for the Bhiugark Group of the Ramtek Tehsil, Nagpur District.

Soil class.	WHEAT LAND.										RICE LAND.										GARDEN LAND.				MUTAFARIKAT.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	Ordinary.	Lavan.	Khari.	Bandhia.	Bandhan.	Pahar.	Wahuri.	Irrigable.	Khari irrigable.	Rán.	Khari irrigable.	Irrigable.	Ordinary.	Khari.	Saman.	Jhilan.	Tikra.	Irrigable.	Barani.	Ordinary.	Khari.	Ordinary.	Khari.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Kali II	...	36	40	64	36	40	29	18	36	64	29	22</

STATEMENT C.—Bhingarh Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
3 12	Kakra { Absolute occupancy ... Occupancy ... { Ordinary All-round Occupancy-cum-ordinary ...	...	..	...	...	...	...	...	...	...	the same as in Salae. There are 7 tenants, of whom all are local, including 3 Gaudis, 2 Gondes, 1 Hania, &c. They are classed as C 5, and D 2. The C, who are Gaudis and a Bania, make a fair lot for the jungly village. The Gondes are poor, but there are no rental arrears. Rent-rates have increased a good deal, but they are not excessive. I would adopt the same rate as in Salae. Individual cases will be dealt with by very liberal margins. The area of sir covers 55 acres, or 27 per cent, and the same rate will suffice. The payments at last Settlement can hardly be called rents at all. This isolated jungly village lies in jungle far away in the north on the Chhindwara border on the great Khumarpant plateau. It is surrounded by the Government forest on two sides, and contains a small village site of about 13 huts. The land is of superior quality morand I, with a little morand II wheat land, but the crops are damaged by the wild pig. Wheat grows on 56 acres, and juar on 40 acres; then follow several minor crops of less importance. One Ramji Narain, Brahmin of Sausar in the Chhindwara district, is the proprietor. There are 12 tenants, of whom all but one are residents—Gonds number 10, Kunbi 1 and Mahar—classed as C 11 and D 1; an average, lot for a jungly village. Rupees 14 are in arrears due by two tenants. Rent-rates have increased a good deal. Cultivation is stationary, but assets have risen by 48 per cent. The all-round figures are the safest guide here. They justify on strict price grounds a rate of
		...	...	...	1886	28 0 0	1 7 9	...	1-14		
		153-55	123 4 0	0 12 10	135-04	174 0 0	1 4 7	60	1-03	Kyoti 1-05 (Sanctd. 1-05)	
		153-55	123 4 0	0 12 10	153-90	202 0 0	1 5 0	64	1-04	Sir 1-05 (Sanctd. 1-05)	
		153-55	123 4 0	0 12 10	153-90	202 0 0	1 5 0	64	1-04		

STATEMENT C.—Bhingarh Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement No.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1		4	5	6	7	8	9	10	11	12	13
7	Kukra	Area.	Rent.	Ra. a. p.	Area.	Rent.	Ra. a. p.				This poor jungle village is situated on the western bank of the Pench, along which is the only cultivation. The land is nearly all morand II and khardi mutafarikat, except for a few fields by the village site, growing wheat on morand II soil. Juari is the chief crop. The area covered by wheat is very insignificant. The wealthy Deshmukhs of Mohpa are the proprietors. There are only 6 tenants, who are all local, and Gonds by caste. They are a poor lot, classed as all D. They chiefly live by selling fuel. There are no rental arrears. Cultivation has increased by 33 per cent, and assets have gone up by 59 per cent. The only class to be considered is the occupancy, for absolute occupancy area is trifling, and the ordinary area represents new and poorer land, which is already paying a fair rent. The occupancy figures, when compared with the occupancy-cum-ordinary of last Settlement, indicate '95 as the fair rate on price grounds, and this the rate which I would adopt, valuing sir at the standard rate of 1 05.
85		30 00	23 0 0	0 11 9	6 73	6 0 0	0 14 3	21	1 43		
		42 27	12 0 0	0 4 7	84 15	42 0 0	0 8 0	75	73		
		30 44	20 0 0	0 10 6	43 56	32 0 0	0 11 9	12	1 40		
		102 71	54 0 0	0 8 6	134 44	80 0 0	0 9 6	13	94		
	Occupancy-cum-ordinary	72 71	32 0 0	0 7 0	127 71	74 0 0	0 9 3	32	92	Ryoti Sir 1 05	
8	Bauera	This jungle village lies east of Kukra and north of the Government forest. It contains a small site of 16 houses, with poor morand II and khardi mutafarikat soils. Juari is the only crop worth mentioning, and it covers 40 acres, or 52 per cent. The cropping is very inferior. The proprietor is one Bapu Patel of Salae. There are only 3 tenants, including 2 Gonds and 1 Pardahi. They are all local, and are classed as C 1 and D 2; a poorish lot. Rupees 4 are in arrears. Cultivation has quadrupled, and assets have risen by 148 per cent. There has been no increase in rents at all, and areas are held without rent. I would therefore adopt 65, the minimum rate
81		...	...	...	...	...	...	...	...	...
		8 50	4 0 0	0 7 6	16 05	4 0 0	0 4 0	47	34		
		7 50	5 0 0	0 10 8	26 66	4 8 0	0 2 8	25	49		
		16 08	9 0 0	0 9 0	42 71	8 8 0	0 3 2	65	41	Ryoti (Sanctd. 65) Sir	
	Occupancy-cum-ordinary	16 00	9 0 0	0 9 0	42 71	8 8 0	0 3 2	65	41	Sir (Sanctd. 80)	

STATEMENT OF Bhingarh Group of the Ramlek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
11	27	Acres.	Rs. a. p.	Rs. a. p.	Acres	Rs. a. p.	Rs. a. p.	...	...	Ryoti & Sir } 1.05	This small jungly village is situated south of Dhaurapur. It contains a small <i>abadi</i> and a tank, from the water of which rice and sugar-cane crops are irrigated. The cultivation, which is of poor nature, is scattered in the forest. The land is all <i>khadi</i> and morand II mutafarikat. Juari are tur are the chief crops, and they cover 68 per cent; the area under rice is 18 acres, under sugar-cane 4 acres, and the rest is covered by other crops. The proprietor is the same as in Dhaurapur. There are 14 Gond tenants, who reside in the village. They all belong to the C class, and are a fair lot for a jungly village. There are no rental arrears. Most of these Gond tenants earn money by selling forest produce. Cultivation, which is extended over poorer land, has increased a good deal. I would adopt 1.05, the standard rate, as justified by the all-round incidence both for ryoti and sir lands.
			
		65.85	32 6 0	0 7 10	142.38	90 0 0	0 10 1	29	1.03		
		65.85	32 6 0	0 7 10	149.18	93 0 0	0 10 0	28	1.01		
		65.85	32 6 0	0 7 10	149.18	93 0 0	0 10 0	28	1.01		
12	28	Acres.	Rs. a. p.	Rs. a. p.	Acres	Rs. a. p.	Rs. a. p.	...	...	Ryoti & Sir } 1.25	This fair-sized village lies in the jungle on the eastern border of the group. It contains a poor village site of about 20 hnts. The northern portion is all morand II, with little morand I <i>gohari</i> ; the rest is <i>khadi</i> mutafarikat, scattered there and there in the jungle. Wheat covers 29 acres; while juari and juari-tur grow on 142 acres. The village is owned by a Brahmin and a Parsi of Nagpur. There are 22 tenants, of whom all are resident. They include 20 Gonds and 2 Mahars—classed as C 3 and D 19; a poor lot. Rupees 60 are in arrear, and are due by 4 D tenants. Cultivation has increased by 33 per cent, and assets have risen by 104 per cent. The absolute occupancy area is unchanged, and the decrease in
		104.31	91 0 0	0 14 0	103.82	91 0 0	0 13 3	-5	.94		
		...	...	...	35.31	37 4 0	1 0 7	...	1.38		
		108.07	58 8 0	0 8 8	126.04	151 12 0	1 3 3	122	1.58		
		212.38	149 8 0	0 11 3	271.77	280 0 0	1 0 6	47	1.28		
		108.07	58 8 0	0 8 8	161.95	189 0 0	1 2 9	116	1.54		

STATEMENT C.—Bhingarh Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.				AT PRESENT.				Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.	Area.	Rent.				
1		3	4	5	6	7	8			9	10	11	12
18	Tekari (Clearance Lease.)	Acrea.	Rs. a. p.	Rs. a. p.	Acrea.	Rs. a. p.	Rs. a. p.	Acrea.	Rs. a. p.		This is practically a part of the malguzari area, and is held under the Clearance Lease Rules. There is 40 per cent in occupation, and the rest is barely culturable. There are only six holdings of small areas, and it is no use to settle the area on the ryotwari system, I would therefore recommend that the area be included in the malguzari area and be treated as a part and parcel of the malguzari area. If more land has not been cultivated, it is really because little, if any, more is culturable, the area already occupied is nearly all bardi and khardi of very poor quality. Juari, tur and cotton are the only crops worth mentioning. Whether it be added or not to the malguzari area, the same rate as in the malguzari portion will suffice.
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19	Pangri	Acrea.	Rs. a. p.	Rs. a. p.	Acrea.	Rs. a. p.	Rs. a. p.	Acrea.	Rs. a. p.		This is a small and poor village in a jungly situation east of Tekari. A few poorly cultivated fields of khardi and morand II mutafarikat make up the cultivated area. Government forest adjoins on the south, and northern half is malguzari, and the southern half was held under the Clearance Lease Rules, and proprietary rights have now been conferred. Juari and juari-tur are the only crops worth mentioning. The proprietors and tenants are of the neighbouring village of Tekari. There are only 6 tenants, of whom 4 are Gond, and 2 Kunbis—all classed as C; an average lot. There are no rental arrears. Rents are light enough for such mutafarikat soil. No proper comparison can be effected, as the rents at Settlement were nominal. I would adopt 70, as a minimum rate for this part of the group, both for ryoti and sir lands.
242		...	...	...	...	...	...	...	...	...	...
			
			

This is a small and poor village, and lies to the east of Pangri. It is of the jangly or ler, and its soil is poor—the only advantage being flatness. There is some morand II mutafarikat, but the bulk of it is sandy khardi of a very poor character. There is a small orange garden of the malguzar adjoining the village site, but as a whole the cultivation is of an inferior order. Juari is the chief crop, and it covers 225 acres, or nearly 70 per cent; then follow linseed and tur. The village is owned by a Marwari lady of Farseoni. There are 15 tenants, of whom all but one are local. They include 11 Kunbis, 2 Mahars, &c., and are classed as A, C 8 and D 6; a poor lot. There are no rental arrears usually, but Rs. 15 were in balance, on account of last year. Rent-rates are high in many individual cases, but have not risen much since Settlement. The absolute occupancy area is unchanged, and the increase in rents is nominal. The figures justify a rate of 1.15, while the occupancy rise of 45 per cent points to a rate of 1.35, but as the tenants are poor, I would refrain from enhancing the occupancy and ordinary rents, and would adopt the standard rate of 1.05, which will allow of sufficient enhancement of absolute occupancy rents. Sir is of considerable extent, and I would value it at the occupancy rate of 1.35.

This is a poor jangly village at the foot of the hills adjoining Swardara. There is hardly any good soil, and the village site consists of poor huts. The lands are nearly all sandy khardi with bardhi, and little morand II. The produce is mostly juari and tur, which cover about 295 acres, or about 80 per cent. Cotton grows on 27 acres only, and there are trifling areas under rabi crops. There is a large area of jungle on the hills to the north adjoining Swardara. The village is owned by a number of proprietors living in the adjoining villages. There are 23 tenants in all, of whom 19 are resident—Kunbis number 9, Gond 8, &c. They are classed as A 1, C 15 and D 5; a poor lot. The D class are very poor indeed. They sell wood and carry grain. There are no rental arrears. The rents are not as excessive here as in the locality generally. Cultivation is steady, but assets have risen by 80 per cent. A large part of the absolute occupancy area has gone into sir, and a good deal of ordinary has become occupancy. The absolute occupancy figures justify a rate of .85, while the real rise of 61 per cent in the occupancy rents over the occupancy-cum-ordinary points to a rate of .80. But the absolute occupancy area is too small to be considered. I would therefore adopt .80, but I would value sir, which covers 18 per cent of the occupied area, at .95, as justified by the ordinary incidence.

Aolighat	Absolute occupancy	117.23	71 0 0	0 9 8	105.19	71 4 0	0 10 10	12	1.15	Ryoti Sir
		69.69	69 8 0	0 15 11	129.41	145 0 0	1 1 11	13	1.34	
		172.51	117 12 0	0 10 11	95.35	91 0 0	0 15 3	40	1.53	
		359.75	258 4 0	0 11 6	329.95	307 4 0	0 14 11	30	1.17	
		242.50	187 4 0	0 12 4	224.76	236 0 0	1 0 10	36	1.41	
Chargson	Occupancy-cum-ordinary	4.82	Ryoti Sir
		137.94	39 7 0	0 4 7	37.30	13 8 0	0 5 6	20	.70	
		80.63	21 8 0	0 4 3	204.94	90 2 0	0 7 0	65	.82	
		206.12	56 12 0	0 4 5	116.37	55 8 0	0 7 8	74	.93	
		428.69	117 11 0	0 4 5	358.61	169 2 0	0 7 1	60	.84	
Aolighat	Absolute occupancy	286.75	78 4 0	0 4 4	321.31	145 10 0	0 7 3	67	.86	Ryoti Sir
		...	...	...	20.98	14 0 0	0 10 8	...	.75
		
		
		
Chargson	Occupancy-cum-ordinary	Ryoti Sir
		
		
		
		
Aolighat	Absolute occupancy	Ryoti Sir
		
		
		
		
Chargson	Occupancy-cum-ordinary	Ryoti Sir
		
		
		
		

STATEMENT C.—Bhugarh Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
22	Bhangari	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	29	180	Ryoti } 1-40 & Sir.	This is a <i>rizā</i> village south of Chargaon: it is an exceedingly poor <i>rizā</i> . It is crossed by a large nala called Upasiya. Morand II covers 71 acres and kbardi 64. Juari and tur are the chief crops. The proprietors are the same as in Chargaon. There are 19 tenants, of whom all but one come from Palasori—Kunbis and Mahars are the chief castes. They are classed as A 1, C 15 and D 3; a poorish lot. Rental arrears are trifling. Rent-rates are exceedingly high for such poor land, and have risen a little since Settlement. Cultivation has decreased, while assets have been steady. The figures as they stand justify very high rates on price considerations, but as the present payments are excessive, I would simply adopt the maximum rate of 1-40 for the group, and refrain from enhancing. Individual cases will need reduction. The same rate will suffice for sir.
225		47-06	58 2 0	1 3 9	25-67	40 15 0	1 9 6	—1	1-65		
		68-06	101 13 0	1 8 8	50-75	77 3 0	1 8 4	—4	2-37		
		34-38	49 12 0	1 7 2	50-90	70 10 0	1 6 2	4	—91		
		147-69	209 11 0	1 6 9	127-32	188 12 0	1 7 9	—4	1-93		
	Occupancy-cum-ordinary	100-44	151 9 0	1 8 2	101-65	147 13 0	1 7 3	—12	2-61		
	Malik-makbuza	13-44	28 0 0	2 1 4	17-46	32 0 0	1 13 4				
23	Kondhassoli	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	6	1-23	1-25	This is a small and poor village south of Aoligat and north of Government forest. It contains no wheat land, and the soil is throughout poor khardi and bardi, with a little morand II. The huts are of a very jingly order, and the village is altogether poor. Juari and tur are the chief crops, and they cover about 88 per cent of the cropped area: cotton grows on 27 acres. One Narain Patel owns the village along with several others in the tract. There are 27 tenants, of whom 16 are local; rest come from Palasori. Aoligat, Parseoni and Pali—Kunbis are the chief castes. They are a poor lot, classed as A 1, C 17 and D 9. Rupees 93 are in arrears, owing to the exceedingly poor crop on the poor soil, and also because this malguzar collects debts first. Cultivation has decreased by 6 per cent, but assets risen by 17 per cent. Out of 13 occupancy tenants of Settlement only 6 remain. This is not a village where rise in price can be taken into consideration. I would therefore adopt 1-25, simply to level up to, refraining from further enhancement, except where the rents are low and admit of enhancement in individual cases.
241		102-38	65 12 0	0 10 3	96-21	65 12 0	0 10 11	26	1-32		
		200-00	128 10 0	0 10 3	108-44	87 12 0	0 12 11	6	1-25		
		148-62	98 12 0	0 10 8	236-06	167 0 0	0 11 4	12	1-26		
		451-00	293 2 0	0 10 5	440-71	320 8 0	0 11 8	14	1-27		
	Occupancy-cum-ordinary	348-62	227 6 0	0 10 5	344-50	254 12 0	0 11 10		
	Malik-makbuza	4-20	2 0 0	0 7 7				

This is a *rizā* village south of Chargaon: it is an exceedingly poor *rizā*. It is crossed by a large nala called Upasiya. Morand II covers 71 acres and Khardi 54. Juari and tur are the chief crops. The proprietors are the same as in Chargaon. There are 19 tenants, of whom all but one come from Palasori—Kunbis and Mahars are the chief castes. They are classed as A 1, C 15 and D 3; a poorish lot. Rental arrears are trifling. Rent-rates are exceedingly high for such poor land, and have risen a little since Settlement. Cultivation has decreased, while assets have been steady. The figures as they stand justify very high rates on price considerations, but as the present payments are excessive, I would simply adopt the maximum rate of 1-40 for the group, and refrain from enhancing. Individual cases will need reduction. The same rate will suffice for sir.

This is a small and poor village south of Aolighat and north of Government forest. It contains no wheat land, and the soil is throughout poor khardi and bardi, with a little morand II. The huts are of a very jungle order, and the village is altogether poor. Juari and tur are the chief crops, and they cover about 88 per cent of the cropped area: cotton grows on 27 acres. One Narain Patel owns the village along with several others in the tract. There are 27 tenants, of whom 16 are local; rest come from Palasori. Aolighat, Parsoni and Pali—Kunbis are the chief castes. They are a poor lot, classed as A 1, C 17 and D 9. Rupees 93 are in arrears, owing to the exceedingly poor crop on the poor soil, and also because this malguzar collects debts first. Cultivation has decreased by 6 per cent, but assets risen by 17 per cent. Out of 13 occupancy tenants of Settlement only 7 remain. This is not a village where rise in price can be taken into consideration. I would therefore adopt 1-25, simply to level up to, refraining from further enhancement, except where the rents are low and admit of enhancement in individual cases.

STATEMENT C.—Bhingarh Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Cent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
27 238	Petikabhairow. { Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
		86-94	181 8 0	2 0 8	59-19	146 0 0	2 7 6	21	1-69		
		87-69	79 0 0	0 14 5	200-10	419 8 0	2 1 7	133	1-04		
		371-02	397 0 0	1 1 1	225-02	240 8 0	1 1 1		1-08		
		548-25	657 8 0	1 3 2	484-31	806 0 0	1 10 8	39	1-04	1-40	
		459-31	476 0 0	1 0 7	425-12	660 0 0	1 8 10	50	1-06		
28 226	Mogra { Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary Malik-makhuza	66-44	50 8 0	0 12 2	50-81	33 0 0	0 10 5	—14	80		
		49-00	58 0 0	1 2 11	30-86	27 0 0	0 14 0	—26	1-16		
		111-37	53 0 0	0 7 7	95-00	98 8 0	1 0 7	119	1-56		
		226-81	161 8 0	0 11 5	176-67	158 8 0	0 14 4	26	1-24		
		160-37	111 0 0	0 11 1	125-86	125 8 0	0 15 11	44	1-45		
		...	...	...	2-14	1 0 0	0 7 6	...	76	Ryoti & Sir	-20

therefore any basis on which to effect comparison. The only class of tenants is ordinary, and some of them hold lands without rent. I would adopt 1-05, the standard rate, both for the ryoti and sir lands. The sir covers 25 acres only.

This is a fairly good village situated on the hills to the north of the Parsoni group. On one site between two hills is a tank and some rice land, and close to the hills to the north lies a tract of land, containing wheat land of morand 11 of a sandy kind, with a little morand 1, but when sand prevails, it is all retari. There is a fair village site, and the jungle on the hills contains a good deal of teak and timber. The area under wheat is 95 acres: under juar-tur 108 acres: and under linseed 54 acres: rice grows on 14 acres only. The village belongs to the Santhanik Estate. There are 31 tenants, of whom 21 are local; the rest come from Amgaon, Bitoli, Nagpur and Babulwara—Kunbis number 13, Par-geshis 3, Talis 4, &c., and they are classed as A, B, C, D, E, & F; a fair lot. Rents are exceedingly high for such poor land, and they have been en-larged by the thekedars of long ago, but there are no rental arrears. The tenants live by selling wood and have to work hard. Under the circum-stances I cannot adopt a higher rate than 1-40, the maximum for the group, giving relief in individual cases, where necessary.

This is a small *rih* village east of Rangari. The lands are exceedingly poor, and the soil is khardi, with little morand 11 mutafarikat. There are a few patches of rice land, and a field or two on the south capable of bearing wheat. Juari is the chief crop. Deoran, Siarnao and Yade, Kunbis are the proprietors. There are 13 tenants in all, who come from Palassori, Moora and Ba-cher-a—Kunbis number 6, Gond 2, Mahomedan 1, &c. They are classed as C, D, E, & F; a poorish lot. Rents are in arrears. Cultivation has in-creased by 92 per cent, and assets have risen by 13 per cent: rent-rates have risen, and are quite high

enough for such poor land. I would adopt the all-round incidence of 1.20, and reduce the excessive payments. The same rate will do for sir.

This is a small village situated east of Mogra. It lies at the foot of the hills, near which is kharid and bardi, with a block of good rice land irrigated from two tanks. South of these lie a few morand fields, some of which carry wheat. It is not a good village, though reduced somewhat by its rice land. It contains a poor village site. Juari covers 116 acres; rice grows on 78 acres. The proprietors are the same as in Mogra. There are 83 tenants, of whom only 5 are local; the rest come from Khairi, Nawagaon and Nawara. They include 20 Kunbis, 10 Gonds 3, &c., and are classed as A 1, C 22 and D 10; a poor lot. Rupees 37 are in arrears, of which Rs. 13 are on account of last year. Rents are high, and enhancement is out of the question. I would then adopt 1.40, the maximum rate, allowing relief in individual cases, and adjusting between absolute occupancy and occupancy holdings when these are composite. The sir, which covers 17 per cent, can be valued at the same rate.

This is a poor village north of Bachera including the hills north of Bachera, and the land on the river to the north. It contains a small block of morand 11 mutafarikar, with some fair wheat fields near the village site. Wheat covers only 4 acres; while juari, which is the chief crop, grows on 135 acres. The Parseoni malguzars are the proprietors. There are five tenants, of whom all are local. They include 3 Gonds and 2 Mahars, and are classed as C 4 and D 1; a poorish lot. There are no rental arrears. Rent-rates have risen considerably. There are only three ordinary holdings, and one of them pays excessive rent, and needs reduction. I would adopt the standard rate of 1.05 both for ryoti and sir lands. The sir covers 74 per cent. The ordinary rents at Settlement were nominal, and they cannot be accepted as a guide for comparison.

This is a poor little village, which gives its name to the pargana. There is a shrine of Blamesen there, and it is visited in 'Cheth' by over 2,000 people, and some daily visitors. There are two huts, and a few uneven kacchar fields on the river's edge, and some morand 11 between the hills. There is an old palace of a Gond-Raja in ruins and a fort on the hill. As an agricultural holding, it is of next to no value. Juari and tur are the chief crops, and they cover 72 acres or 82 per cent. The proprietors are the same as in Mundepar. There are 9 tenants, of whom 8 come from Mundepar and 1 from Nawagaon, including 6 Gonds, 2 Mahars and 1 Warli. They are classed as B 1, C 5 and D 3; a poor lot. There are no rental arrears. Cultivation is stationary, but assets have risen by 20 per cent. Areas have changed between tenures. The absolute

Bachera	Occupancy	Absolute occupancy	80-90	131 8 0	1 10 0	1 10 0	1 11 0	7	1.78
Mundepar	Occupancy	...	18-64	35 0 0	1 14 0	1 14 0	1 2 10	—38	1.27
	Ordinary	...	263-65	263 0 0	0 15 10	0 15 10	1 4 9	31	1.67
	All-round	...	366-19	429 8 0	1 2 9	1 2 9	1 4 11	12	1.49
	Occupancy-cum-ordinary	...	281-29	298 0 0	1 0 9	1 0 9	1 3 7	17	1.42
Bhingarh	Malik-makbuza	...	77-51	48 6 0	0 10 0	0 10 0	0 10 2	2	1.60
	Occupancy	...	7.50	6 0 0	0 12 10	0 12 10	...	...	...
	Ordinary	...	78-13	18 12 0	0 3 10	0 3 10	0 6 6	...	...
	All-round	...	85-63	24 12 0	0 4 7	0 4 7	0 10 8	133	1.32
Bhingarh	Occupancy-cum-ordinary	...	78-13	18 12 0	0 3 10	0 3 10	0 10 8	178	1.32
	Occupancy	...	22-62	21 0 0	0 14 10	0 14 10	1 3 6	31	1.02
	Ordinary	...	6-75	2 0 0	0 4 9	0 4 9	0 11 5	140	1.32
	All-round	...	64-63	42 4 0	0 10 6	0 10 6	0 10 2	—3	1.08
Bhingarh	Occupancy-cum-ordinary	...	94-03	65 4 0	0 11 1	0 11 1	0 12 0	8	1.07
	Occupancy	...	71-38	41 4 0	0 9 11	0 9 11	0 10 8	8	1.06
	Ordinary	...	...	...	...	...	...	...	...
	All-round	...	...	...	...	...	...	...	...

STATEMENT C.—Bhingarh Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage over incidence per that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
37 — 91	Pali	Acrea.	Ra. a. p.	Ra. a. p.	Acrea.	Ra. a. p.	Ra. a. p.	...	...	Ryoti } 1-15 & Sir } 1-10 (Sanctd. 1-10)	This small village is situated on the Pench south of Gaemkh. Almost the sole cultivation lies on the block to the south, where proprietors' sir is. But for a small patch it is all mutafarikat, and there are some poor khardi fields north of the village site. Half the area is jungle. The village site is of fair appearance for so jungly a locality. Jnari and tur are the chief crops; rice grows on 10 acres. The proprietors are Kunbis, who cultivate land in several other villages. There are 11 tenants, of whom all are local. They include 7 Kunbis, Mahars, Dhimars, &c., and are classed as B 4 and C 7; not a bad lot in a small way. Cultivation has decreased by 13 per cent, but assets have risen by 54 per cent. I would adopt 1-15 on the ordinary figures both for ryoti and sir lands. The sir covers 44 per cent.
38 — 208	Chatrapur	Acrea.	Ra. a. p.	Ra. a. p.	Acrea.	Ra. a. p.	Ra. a. p.	...	...	Ryoti } 80 & Sir } 1-05	This Waste Land plot lies in the hills and jungle east of Pali. It was purchased by Narain Swami, Pleader, for Rs. 5,500 in 1874. The only good cultivation is that of the proprietor who has made orange plantations and sugar-cane gardens, irrigated by water from a tank, which he has formed by banking up a narrow pass among the hills. It is brought by pukka channels, and the gardens are in fine condition. The rest of the lands are nearly all poor khardi mutafarikat, scattered in the jungle and also near the village. The tenants are happy and well treated, but there is a great contrast between their poverty and the wealth of the proprietor. There are 26 tenants, of whom all are local.—Kunbis number 19, Gonds 4, Govari 1, &c. They are classed as B 4 and C 22. The C are poor, and make a living by selling fuel. The tenants are all ordinary, and the rents are moderate. There are no rental arrears. There is no ground for enhancing ordinary rents in a Waste Land plot, where tenants are recently settled, and the proprietor may be trusted to look after his interests, so I would prefer 80 for ryoti land, and value the sir, which is of excellent quality, at the standard rate of 1-05.

This is a small and poor $\frac{2}{3}$ village east of Umri, consisting throughout of uneven mutafarikat lands, almost entirely khadi, and yielding now poor kharif $\frac{1}{2}$ crop : tur comes next. There are three sharers in the village, and one of them is a Sunar. There are 22 tenants, of whom 17 come from Umri, 2 from Chattrapur, 2 from Pali and one from Ramtek. Kumbis number 16, Khatis 2, &c. They are classed as A 2, B 8 and C 12; a fair lot, but of humble way of living. There are no rental arrears. Rents are excessively low. But the land being poor, the demand is small, and tenants pay higher in other villages. The absolutely nominal rents of the last Settlement cannot be accepted as a guide for purposes of comparison, and I would adopt 70 as a minimum rate.

This is a small village west of Lohara on the east bank of the Pench. It consists of mutafarikat land, of fair fertility, with a small patch of good wheat land to the extreme south of nala bank. The surface is mostly uneven, but there are some flatter fields near the village site, on which rents are exceedingly high. The village has a fairly good appearance for the class of land and rents paid here. Juari-tur is the chief crop : then comes cotton, and then follow til, linseed and gram. The village is owned by a Nai proprietor, who has purchased it only lately. There are 25 tenants, of whom 23 are local—Kumbis number 17, Dhimars 3, Sunars 2, &c. They are classed as B 1, C 19 and D 5; not a very good lot. There are no rental arrears, but the rent-rates are very excessive in many cases. With poorer land occupied they have actually fallen a little, but are still excessive. Cultivation has increased by 15 per cent, and assets have risen by 5 per cent only. The village is a good kharif-village, and I would adopt the maximum rate of 1.40, and would allow reduction in individual cases. There will be some adjustment possible between absolute occupancy and occupancy holdings, and the same rate will do for sir.

This is a small village on the west of the Pench, opposite Pali. It has some wheat land on the Bitoli side, and some of the land near the village site is good, but non-wheat-bearing land intermixed. The lands are flat. Juari and tur are the chief crops, and they cover 77 per cent: wheat grows on 5 acres only. Atmaran Taltula is the proprietor. Out of 14 tenants all are local, and they include 11 Kumbis, Dhimar, Gond, &c.; a poor lot, classed as C 7 and D 7. All these D tenants have mortgaged their holdings, and all are in debt to the malguzar, who takes his interest first and then his rents, and consequently Rs. 145 are in arrears. There is a trifling rise in rent-rate, which is, however, not so high as in other neighbouring villages, but the rents are excessive for this class of village, and some reduction will be necessary in individual cases. I propose the rate of 1.25 both for ryoti and sir lands. The sir covers 21 per cent. This is midway between the standard and maximum rate.

Lohard	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	41.45	10 0 0	0 3 10	242.78	70 10 0	0 5 1	33	55
		194.20	38 8 0	0 3 2	87.66	23 0 0	0 4 2	32	56
		235.65	48 8 0	0 3 4	330.44	59 10 0	0 4 10	45	55
		235.65	48 8 0	0 3 4	330.44	99 10 0	0 4 10	45	55
Umri	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	107.55	165 8 0	1 8 7	81.23	153 8 0	1 14 3	23	1.82
		74.35	93 0 0	1 4 0	220.67	252 0 0	1 2 3	9	1.21
		122.65	205 0 0	1 10 9	29.55	61 0 0	2 1 0	23	1.83
		304.55	463 8 0	1 8 4	331.45	466 8 0	1 6 6	8	1.43
Newarwara	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	197.00	298 0 0	1 8 2	250.22	313 0 0	1 4 0	17	1.29
		...	...	...	6.02	1 0 0	0 2 8	...	29
		72.32	77 0 0	1 1 0	8.17	28 0 0	0 15 11	6	2.82
		32.62	37 0 0	1 2 2	55.27	71 5 2	1 4 8	14	2.04
	All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	113.25	109 0 0	0 15 5	106.68	110 0 0	1 0 6	7	1.89
		218.19	223 0 0	1 0 4	190.12	209 5 2	1 1 8	8	2.03
		145.87	146 0 0	1 0 0	161.95	181 5 2	1 2 0	13	1.94
		102.00	186 10 5	1 13 3	96.85	163 2 0	1 10 11	8	1.60

STATEMENT C.—Bhingarh Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Malal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	6	6	7	8	9	10	11	12
42 219	Ghatkhari { Absolute occupancy ... Occupancy { Ordinary All-round Occupancy-cum-ordinary Malik-makbuza	Acres. 96.31 14.25 131.38 241.94 148.63 ...	Rs. a. p. 225 0 0 48 0 0 208 0 0 572 0 0 346 0 0 ...	Rs. a. p. 2 5 7 3 5 11 2 3 6 2 5 4 2 5 3 ...	Acres. 75.37 56.50 43.62 175.49 100.12 7.55	Rs. a. p. 201 0 0 126 0 0 58 0 0 385 0 0 184 0 0 11 0 0	Rs. a. p. 2 10 8 2 3 8 1 5 3 2 3 1 1 13 5 1 7 4	14 —34 —40 —6 —21 ...	184 175 174 179 174 101	Ryoti 130 (Sanctd. 130) Sir 130 (Sanctd. 150)	This village has its <i>abad</i> in Kampti, south of which it lies on the Pench river. A small block of land on the Nawgaon border is flat, and falls into rather inferior morand I class, producing wheat and cotton. East of this is the area on the river, which is cut up, and there is but little cultivation; morand II wheat land prevails. Juari grows on 97 acres. Some Mopra-Kumbis are the proprietors. There are 15 tenants, of whom 13 are local—Kumbis number 12, Brahmin, Gond, &c. They are classed as A 1, C 10 and D 4; a poorish lot. Rupees 156 are in arrears on account of last year, of which Rs. 22 are in dispute. There are no arrears usually. Rent-rates have declined a little with land gone into s.r. They are very high, and relief is much needed. I would adopt 130, a little below the maximum rate, allowing reduction in individual cases. The same rate will suffice for s.r.
43 220	Kampti { Absolute occupancy ... Occupancy { Ordinary All-round Occupancy-cum-ordinary Malik-makbuza	Acres. 89.44 153.93 63.44 306.81 217.37 21.13	Rs. a. p. 219 8 0 253 4 0 75 11 0 549 7 0 329 15 0 400 0 0	Rs. a. p. 2 7 3 1 10 4 1 3 4 1 12 8 1 8 3 2 5 1	Acres. 72.74 131.91 83.01 287.63 214.92 21.04	Rs. a. p. 173 9 0 202 0 0 99 0 0 474 9 0 301 0 0 49 0 0	Rs. a. p. 2 6 2 1 8 6 1 3 1 1 10 5 1 6 5 2 5 3	—3 —7 —1 —8 —8 ...	222 170 151 181 164 158	Ryoti 125 (Sanctd 125) Sir 140 (Sanctd 150)	This small village is bounded on the north and east by the Pench river north of Ghatkhari. The northern fields along the Khairi border grow wheat, and are of fair quality; north of this block is morand II mutafarikat, merging into khairi, as the river is approached. The village site of Nawgaon-Khairi is partly situated within this village. The village is rather second-rate one. Juari-tur is the chief crop: wheat covers only 14 per cent. Some well-to-do Kumbis are the proprietors. Out of 24 tenants 19 come from Nawgaon, and 5 from Khairi—Kumbis number 18, Mahars 2, Gond 1, &c. They are classed as C 21 and D 3; a poorish lot. Rupees 393 are in arrears, chiefly due by five tenants, whose whole rents are unpaid. No suits have been brought by the malguzar, and he is fond of collecting debts first and rents afterwards, and I also believe has been slack about rent collection, with a view to influencing the Settlement. Rents have fallen

a little owing to some houses having gone into air. Rent-rates are very high for such second-rate land and for a village where the tenants are poor. Reduction in rents will be needed, and I would propose 1-25 for ryoti. The sir covers 15 per cent, and I would value it at 1-40, the maximum rate.

This is another small village attached to Kharai and Kampti and north of Bitoli. On the Bitoli side there is an area of flat but rather inferior wheat land, but on the north the soil is poorer; a good deal of kharai mixed with sand. The *abadis* of Nawegaon Kharai is the *abadis* of this village, but it also has a small *abadis* of its own. The cropping is poor: about 80 acres are under jauri and tur: 31 acres under wheat: 18 acres under linseed: and 12 acres under cotton. The proprietors are the same as in Kampti. There are 22 tenants, of whom 15 are local, including 17 Kunbis, 3 Brahmins, &c. They are classed as C 19 and D 3; a poor lot. Rupees 245 are in arrears, of which Rs. 95 are on account of previous years: the arrears are subject to the same doubts as in Kampti. But it is also true that rents are too high. Tenants require relief, and I would adopt the rate of 1-25, allowing reduction of rents in cases where the payments are very high. I would value sir at 1-40; it covers 24 per cent.

This small village is situated west of Newarwar, and about a mile from the Panch river. It is a good village as its lands are flat: those to the west and north-west produce good wheat; while its *munafarikat* lands are also productive. It has a fairly good village site. Soils are morand I and II, with kharai and retari. The area under wheat is 14 acres only, but in some years has been much more. Jauri and tur cover 165 acres, and cotton 25 acres. There is a little irrigated garden crop. The village belongs to the Santhanik estate. There are 27 tenants, of whom 21 are local; the rest come from Bhulewara, Nagpur and Parsoni. They include 18 Kunbis, 3 Khatis, &c., and are classed as A 1, B 1, C 19 and D 6, and rather a poor lot with a great deal of debt. The D class tenants have mortgaged their holdings, but there are no rental arrears. Rent-rates have hardly risen at all, but they are exceedingly high, and the tenants require relief. I would therefore adopt 1-40, the maximum rate, which will give adequate relief to high-rented holdings.

This small village lies between Kalbhairao and Bitoli. It has a fairly large village site of poor huts, and is situated on the Upashya nala. Between the nala and the foot of the Kalbhairao hills is the poorest kharai and retari, and the only fields of any value are those towards the north; rather inferior morand II with little morand I, where wheat will grow. Jauri and tur are the

Nawegaon	{ Absolute occupancy ... Occupancy ... Ordinary	57-85	134 0 0	2 5 1	58-15	134 0 0	2 4 10	-1	1-88
		62-83	110 15 0	1 12 3	72-04	138 11 0	1 14 10	9	1-39
		70-57	123 7 0	1 12 0	45-80	74 0 0	1 9 10	-8	1-45
		191-25	368 6 0	1 14 10	175-99	346 11 0	1 15 6	2	1-55
		133-40	234 6 0	1 12 1	117-84	212 11 0	1 12 11	3	1-40
Bitoli	{ Absolute occupancy ... Occupancy ... Ordinary	43-87	117 0 0	2 11 2	48-46	106 0 0	2 3 0	-19	1-60
		21-50	45 0 0	2 1 6	23-68	45 0 0	1 14 5	-9	2-56
		255-44	503 8 0	1 15 6	401-83	719 0 0	1 12 8	-9	2-45
		165-38	238 0 0	1 7 0	35-15	87 0 0	2 7 7	72	2-16
		442-32	766 8 0	1 12 5	460-16	851 0 0	1 13 7	4	1-54
Bhulewara	{ Absolute occupancy ... Occupancy ... Ordinary	420-82	741 8 0	1 12 2	436-48	806 0 0	1 13 7	5	1-50
		18-25	37 0 0	2 0 5	22-99	45 0 0	1 15 4	-3	1-57
		116-50	182 8 0	1 9 1	111-19	183 8 0	1 10 5	5	1-85
		56-00	108 0 0	1 14 10	133-24	205 0 0	1 8 7	-20	1-57
		157-00	228 4 0	1 7 3	126-46	316 0 0	2 8 0	72	1-98
All-round		329-50	513 12 0	1 9 2	370-80	704 8 0	1 14 5	21	1-81

This is a small and poor village with but a few fields better than khadi mutafarikat; just a block north of the village containing some morand II and a little morand I mutafarikat. The Upashya rala divides it from Salae, and surrounds it on three sides. Ooe Bapu, son of Raoji Patel is the proprietor. Juari and tur are the only crops worth mentioning. There are 19 tenants, of whom 14 are local; 5 come from Parsoni—Kunbis number 15 and Brahmins 4. They are classed as A 2, B 4, C 11 and D 2. The outsiders are the good ones; the local men make an average lot only. They have lands in three or four villages round about. There are no rental arrears. Assets are stationary, though cultivation has declined by 8 per cent. The all-round rate has fallen, owing to some higher-rented fields having gone into sir. Rent-rates are high, as there is a demand for land here. This is an old-established village, and the centre of cultivation of surrounding *rithe*. I would adopt the maximum rate of 1.40 both for sir and ryoti lands. The sir covers 16 per cent. I would relieve high rent-paying holdings as tenants will be enhanced a little in the *rithe*, where they pay low.

This is a good-sized village on the Pench, south of Bholi, and it has a fairly good village site, but the lands are nearly all mutafarikat, with some goodish fields to the north, and only poor khadi to the south: morand I mutafarikat is the best soil. Juari and tur are the chief crops; they cover about 73 per cent: cotton grows on 62 acres: til occupies 78 acres. The proprietors are the same as in Angaon. There are 32 tenants, of whom 80 are local—Kunbis number 24, Khatis 3, &c. They are classed as A 1, B 2, C 24 and D 5; only an average lot. There are no rental arrears. Cultivation has declined by 7 per cent and assets are stationary. Rent-rates have hardly risen at all. Occupancy rents justify the standard rate of 1.05, but this rate is too low for the absolute occupancy class. A scrutiny however of the details of their payments show them to be uneven, so that the standard rate will give fair increase of low rents, and will suffice. The ordinary tenants hold poorer land recently occupied, and I would merely touch up their rents here and there. I propose the standard rate of 1.05. Sir covers about 180 acres, and the same rate will suffice.

This is a strip of a village on the western side of the Pench, opposite Kalipath. It is all uneven and the soil is nearly all of inferior khadi. The Upashya rala divides the village from Salae. There is simply no good soil. Juari and tur cover 200 acres, or nearly half of the cropped area: til covers 27 acres, and linseed 24 acres. The rest is occupied by various inferior crops. The village is owned by the Palora proprietor and a Marwari. There are 30 tenants, of whom 17 come from Parsoni. They are classed as A 2, B 12, C 11 and G 5; a good lot. Rental arrears are trifling: only Rs. 12 being in balance. Rents are moderate, as they should be, in so poor a village where

Angaon	Absolute occupancy	84.63	110 9 6	1 4 11	29.84	55 9 6	1 13 10	48	1.83
	Occupancy	34.37	45 7 0	1 5 2	40.73	63 15 0	1 7 7	11	1.70
	Ordinary	61.50	57 8 0	1 13 2	40.31	39 0 0	0 15 6	-47	1.66
	All-round	150.50	213 8 6	1 6 8	116.88	163 8 6	1 6 5	-1	1.73
	Occupancy-cum-ordinary	65.87	102 15 0	1 9 0	87.04	107 15 0	1 3 10	-21	1.69
	Malik-makbuza	127.88	121 8 0	0 15 0	134.27	121 8 0	0 14 10	-2	1.63
									Ryoti 1.40 (Sanctd. 1.40) Sir 1.40 (Sanctd. 1.50)
Salae	Absolute occupancy	322.00	343 0 0	1 1 1	283.24	300 12 0	1 0 7	-3	1.04
	Occupancy	101.25	80 0 0	0 6 8	170.57	70 0 0	0 6 7	-1	.70
	Ordinary	74.00	21 12 0	0 4 8	178.16	77 0 0	0 6 11	48	.77
	All-round	587.25	444 12 0	0 12 1	637.97	447 12 0	0 11 3	-7	.92
	Occupancy-cum-ordinary	255.25	101 12 0	0 6 2	345.73	147 0 0	0 6 9	9	.73
	Malik-makbuza	101.75	92 0 0	0 14 6	109.23	95 0 0	0 13 11	-4	.78
									Ryoti } 1.05 & Sir }
Dundakheri	Absolute occupancy	58.06	37 12 0	0 10 5	57.08	37 12 0	0 10 7	21	.81
	Occupancy	86.91	17 8 0	0 5 1	265.59	50 8 0	0 3 1	-39	.64
	Ordinary	487.22	97 4 0	0 3 2	297.88	76 8 0	0 4 1	29	.56
	All-round	632.19	152 8 0	0 4 1	620.05	164 12 0	0 4 3	4	.63
	Occupancy-cum-ordinary	574.13	124 12 0	0 3 6	562.97	127 0 0	0 3 7	2	.59
	Malik-makbuza	20.50	11 0 0	0 8 7	69.88	16 8 0	0 3 2	-56	.63
									Ryoti 1.40 (Sanctd. 1.40) Sir 1.40 (Sanctd. 1.50)

STATEMENT C.—Bhingarh Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present incidence over that of last Settle- ment.	Incidence per soil-unit. proposed and sanctioned.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
51	Kalipath	<p>all tenants are outsiders. The all-round figures are the best guide for comparison, and they justify a rate of '90, which I would adopt. The same rate is supported on the occupancy incidence. The ordinary tenants will be dealt with by margins. The kharti fields of some of the ordinary tenants approximate to bardi. There is no sir.</p> <p>This is an extremely poor village on the eastern side of the Panch, opposite Dundakheri. There is but very little wheat land, and nearly all the soil is kharti mutafarikat, with one or two fields of morand 11 mutafarikat in the north only. For the character of the land and the soil, the village is rather superior, but it is still rather a poor village. Juari and tur are the chief crops, and they cover 74 per cent of the cropped area: cotton and cotton-tar come next: til covers 43 acres. The village is owned by Gopal Rao of Ramtek. There are 22 tenants, of whom 19 are local—2 come from Palora and one from Mahuli, including 10 Kunbis 7 Kalars, 2 Gonds, &c. They are classed as B 3 and C 19; a fair lot, who also earn money by plying carts. There are no rental arrears. Cultivation has increased by 83 per cent, and assets have risen by 95 per cent. There was only one occupancy tenant at Settlement, and he continues; but a large part of the ordinary area has been added to occupancy, and a good deal of poorer land has been occupied. Rent-rate is fair, but generally uneven. The rise in the occupancy rents over the occupancy-cum-ordinary of last Settlement is 65 per cent, and it points to a rate of '85; while the all-round figures justify a rate of '95 on strict price considerations. Choice lies between '95 and '80. I would adopt '90. This will not be too low for ordinary tenants, since they hold the poorer newly occupied area. The village is well situated, and the sir is sub-let to great advantage, and I would value it at the standard rate of 1-05.</p>
215	Absolute occupancy ...	...	...	...	...	...	...	...	...	...
	Occupancy ...	19-00	23 0 0	1 3 4	279-73	212 0 0	0 12 2	—37	'93		
	Ordinary ...	380-77	157 6 0	0 6 7	325-75	158 0 0	0 7 9	18	'82		
	All-round ...	399-77	180 6 0	0 7 3	605-48	370 0 0	0 9 9	34	'88		
	Occupancy-cum-ordinary ...	3-77	180 6 0	0 7 3	605-48	370 0 0	0 9 9	34	'88	Byoti Sir	

GRAND TOTAL... { Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary Malik-makbuza	2,520'18	2,916 12 6	1 2 6	1,804'14	2,363 11 6	1 4 11	13	1'41
	1,888'79	2,062 13 0	1 1 6	4,020'10	4,130 1 2	1 0 6	—6	1'23
	5,660'61	4,114 11 0	0 11 8	5,370'17	4,254 9 0	0 12 8	9	1'22
	10,069'58	9,094 4 6	0 14 6	11,194'41	10,748 5 8	0 15 4	6	1'28
	7,549'40	6,177 8 0	0 13 1	9,390'27	8,384 10 2	0 14 3	9	1'25
	669'20	838 12 6	1 4 1	785'18	849 4 11	1 1 4	—14	1'16
								1'05 Standard rate.

R. H. CRADDOCK,
Settlement Officer.



NAGPUR :
Dated the 14th November 1893.

ASSESSMENT REPORT FOR THE BHIUGARH GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

—:0:—

This group which is heterogeneous and characterized by poverty, has been fully described in the Rent-rate Report, and the figures which accompany this report differ in only few and unimportant particulars from the figures entered in the body of the Rent-rate Report, and require no detailed explanation.

2. It has already been stated in the Rent-rate Report that the rents of the 16 river-side villages were too high and relief was desirable: reduction, has accordingly been proposed in all, except in Bachera (No. 29), where the malik-makbuza payments being low, have been enhanced, from Rs. 50 to Rs. 90, or by 78 per cent.

In the B class villages, where rents were light, some enhancements have been proposed, but on the whole the enhancement is hardly worth mentioning, as the increase in one class and the reduction in the other counterbalanced each other.

3. I now proceed to detail the proposals of rents of each class separately.

Malik-makbuza. My proposals raise the malik-makbuzas by 11 per cent, and their proposed and present payments are as follows—

	Rs.	a.	p.		Rs.	a.	p.
At Present	...	824	8 1	} or {	1	1	0
As Proposed	...	914	0 0		1	3	0
Compare as deduced	...	975	6 0		...		

The margin left to this class amounts to about 6 per cent off their deduced payments. This is not too large a margin in a group where so many village-rates exceed the standard rate.

In nine villages present payments were high, and relief has been given, but the largest items so reduced are Rs. 13 in Nawarwara and Rs. 12 in Rangari.

Included in the malik-makbuza columns are a few escheated plots, having an aggregate area of 144.50 acres, on which a revenue of Rs. 53-8-0 has been proposed, and they have been settled with the persons in possession.

4. The usual tables showing the rent proposals are now given.

TABLE A.—Showing the incidence of present and proposed rents for each class of cultivation per acre and per soil-unit, together with the rise in rate per acre of the proposed over the present and last Settlement rates:—

Class of Tenant.		INCIDENCE OF PRESENT RATE.		INCIDENCE OF PROPOSED RATE.		PERCENTAGE RISE OVER.	
		Per acre.	Per soil-unit.	Per acre.	Per soil-unit.	Present rate.	At last Settlement.
		Rs. a. p.		Rs. a. p.			
Absolute occupancy	..	1 4 11	1.41	1 4 5	1.39	—2	10
Occupancy	...	1 0 5	1.28	1 0 8	1.30	2	—5
Ordinary	...	0 12 5	1.22	0 12 11	1.22	1	11
All-round	...	0 15 5	1.28	0 15 6	1.28	...	7
Occupancy-cum-ordinary	...	0 14 3	1.25	0 14 6	1.27	1	...

TABLE B.—Showing the total present and proposed rents for each class of tenant and amounts deduced from the sanctioned rates:—

Class of tenant.		Present Rent.	Proposed Rent.	Deducted.	Enhancement proposed.
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Per cent.
Absolute occupancy	...	2,363 11 6	2,304 8 0	2,000 9 0	—2
Occupancy	...	4,130 1 2	4,185 8 0	3,810 5 0	2
Ordinary	...	4,320 9 0	4,345 8 0	3,811 14 0	1
All-round	...	10,814 5 8	10,835 8 0	9,622 12 0	Nil.

The preceding tables show—

- (a) that the proposed enhancements are next to nothing, and they raise the rents per acre only 7 per cent above the rates per acre at last Settlement;
- (b) that though there are no enhancements, yet they raise the rents by 13 per cent above the deduced figures;
- (c) that the incidences of the proposed payments will exceed the standard rate.

5. The explanation for each class of tenants is given below—

The absolute occupancy tenants will pay 10 per cent higher than at last Settlement, though they show a decrease of 2 per cent on the present rate. The competition for land raised their rents in the A class or river-side villages to a pitch higher than was fair, and hence relief, rather than an enhancement on the price grounds, was desirable. In the B class villages the rents were rather low, and they have been enhanced, and the effect of my proposals, on the whole, results in the reduction of the rents by 2 per cent.

The total amount reduced on this class is Rs. 203, and the only important reductions occur in Palasaori, Kampti, Nawagaon and Bhulewara, where the rents had risen by competition in former days. Sums aggregating Rs. 1,055 will be reduced to Rs. 852, equal to 19 per cent on the holdings relieved, and 8 per cent on the present rents of the class.

6. The tenants of this class pay at a smaller rate than the absolute occupancy tenants, still their rents were also high, and could not be enhanced by more than 2 per cent, which seems rather too small, but they exceed the standard rate by 24 per cent, and the deduced rents by 10 per cent; the enhancement proposed is therefore fair.

In the case of this class also relief has been given in numerous individual cases, the amounts reduced aggregate Rs. 238, and fall at 20 per cent on the rents affected, and 6 per cent on the total rents of the class. Cases of such reductions will be met with in Suardara, Pethkal Bhairao, Gorakpur, Umri, Kampti, Betoli, Bhulewara, Amgaon and Kalipeth, and less important ones in other villages also.

7. The figures do not call for much comment here. Their rents were high enough for this class of group, and no further enhancement has been effected, as also desired by the Chief Commissioner. They are, of course, levelled up in certain villages, while reduced in others. They exceed the standard rate by 16 per cent, and that of last Settlement by 11 per cent.

The aggregate amount reduced is Rs. 300, or 7 per cent on the present ordinary rents. The largest reductions occur in Ambajhari, Rangari, Pethkal Bhairao, Gorakpur, Nawarwara and Bhulewara, where lands were let at very high rates by the proprietors. In other cases the reductions are not of much importance.

The assent of the proprietors could not be obtained for similar reasons explained in other Assessment reports already submitted, but as experience shows, they will easily be obtained at the time of announcement.

8. In this group no enhancement could be expected, as shown in the Rent-rate Report paragraph 22, and the proposals leave the present rents untouched on the whole. They exceed the deduced rents by 12 per cent, and the standard rate by 22 per cent: the increase over the last Settlement rate being 7 per cent only.

9. The proprietary cultivation is of some importance here, since it covers 17 per cent of the occupied area, and the annual valuation which I propose for these lands is Rs. 3,195-8-0, falling at Re. 1-3-8 per acre.

In this group no substantial improvements have been made by the proprietors on their home-farm, and no allowance was necessary: the proposed valuation therefore is just equal to the deduced. The valuation adopted for sir and khudkasht together with sir with tenants, amounts to Rs. 3,195-8-0, against the deduced Rs. 3,210-12-0.

The following comparison shows that the above valuation is moderate—

			Rs.	a.	p.	
Absolute occupancy rate	...	...	1	4	5	} Per acre.
Rate at which sir is sub-let	...	...	3	7	6	
Proposed valuation of sir	...	...	1	3	8	

It will also be seen that while sir and khudkasht occupy 17 per cent of the occupied area, the valuation of these lands amounts to 21 per cent of the total assets—Sirai being excluded.

10. The service land is valued at Rs. 203-12-0 or 9 annas 9 pies per acre, which is equal to the deduced. It is, as a rule, of poor quality, and the valuation adopted is moderate.

Service land.

11. The Siwai income which forms 10 per cent of the total assets plays an important part in this group, for besides fair receipts from mahua, the group yields good income from fuel and timber.

Siwai income.

The chief heads are :—

Head of income.	Approximate actuals of the year.		Average assumed.	
	Rs. a. p.		Rs. a. p.	
Timber ...	1,394	0 0	957	0 0
Fuel ...	584	0 0	425	0 0
Mahua ...	294	0 0	233	0 0
Grazing ...	79	0 0	62	0 0
Mangoes ...	62	0 0	42	0 0
Miscellaneous ...	19	0 0	15	0 0
Total ...	2,422	0 0	1,734	0 0

The assumed average covers only 71 per cent of the estimated actuals, but as under the heads of timber and fuel were included receipts from those sources which cannot be made every year, caution has been exercised in estimating the averages with liberal margins. Other incomes are of little importance and need no comment.

The most important village in point of large income from timber and fuel is Suardaras which contains very valuable forest. But during the past years the malguzar has cut down a good deal of it, and he cannot now make so much profit as he did before. I have therefore estimated his average income at Rs. 250, against his actual Rs. 500. There are also a few more villages in which the proprietors are chiefly dependent for their income on the forest produce, and they have been fully described in the Village notes.

12. I now come to a comparison of the total assets at last Settlement and as now proposed :—

Description of assets.	At last Settlement.		As now proposed.	
	Rs. a. p.		Rs. a. p.	
Cash ...	9,333	0 11	11,749	8 0
Valuation of home-farm and service land ...	1,464	1 2	3,399	4 0
Siwai income ...	719	0 0	1,734	0 0
Total ...	12,116	2 1	16,882	12 0

The increase in assets since last Settlement has thus been Rs. 4,766-9-11, or 39 per cent.

13. The revenue assessed at last Settlement was Rs. 8,452; or 74 per cent of the then assets; and after the changes detailed in the first table of the General Assessment Statement, the revenue now stands at Rs. 8,836-11-6, or 73 per cent of the assets of last Settlement.

The assessment which I am now proposing leaves a drawback of 12 per cent to the malguzars on the malik-makbuza revenue, and takes 58 per cent of the malguzari assets proper, or 60 per cent of the total assets.

The amount of enhancement will be Rs. 1,248-4-6, or 14 per cent. The most remarkable feature in this group is that the rent enhancement is the smallest of all the groups hitherto dealt with, and the increase in cultivation is equal to the increase in revenue.

14. The proportion of revenue proposed in this group is less than in any other groups of this tahsil (excepting Dahigaon), and the reason of this light assessment is that the rent enhancement is exceedingly small, and the proprietors will have to contribute from their pockets in many instances.

The details of the incidence of the proposed revenue in the various villages of the group are to be seen from the following abstract:—

Percentage assessed on malguzari assets.			Number of villages.	Percentage assessed on malguzari assets.			Number of Villages.
65	...	...	7	54	...	..	2
64	...	...	7	53	...	..	1
63	...	...	1	52	...	..	4
62	...	...	1	51	...	..	4
61	...	...	1	50	...	..	3
60	...	...	3	48	...	...	1
59	...	...	2	46	...	...	2
58	...	...	2	45	...	...	1
56	...	...	2	40	...	..	1
55	...	..	5				
				Total	...		50

The maximum percentage is taken in villages where the present revenue was high and needed reduction, with the exception of Salae, where Rs. 46 have been added to revenue, against Rs. 80 enhanced in rents. Similar explanation holds good in most villages where 64 per cent is taken. While assessing the remaining villages, percentages have been based on the following considerations—

- | | |
|------------------------------|-----------------------------------|
| (1) Locality of the village. | (3) Extent of enhancement gained. |
| (2) Increase in assets. | (4) Condition of the proprietor. |
| (5) Size of the estate. | |

In six villages, noted below, the percentage taken falls below 50. This light assessment is chiefly due to the large increase in assets, which gives much enhancement in revenue, even with such a low percentage. The lowest proportion proposed is in Suardara, where the revenue has been raised from Rs. 150 to Rs. 400—even after taking 40 per cent of the total assets.

The following table will show the effect of revenue enhancement in villages where a percentage below 50 has been taken:—

Serial No.	Name of Village.	REVENUE.		Increment.	Percentage taken.
		Present.	Proposed.		
		Rs. a..	Rs. a. p.	Rs. a. p.	
1.	Suardara	150 0 0	400 0 0	250 0 0	40
3	Kukra	70 0 0	160 0 0	90 0 0	45
11	Saongi	80 0 0	120 0 0	90 0 0	46
26	Bandrajhari	40 0 0	115 0 0	75 0 0	46
2	Pendhri	18 0 0	55 0 0	37 0 0	48
1	Salae	20 0 0	35 0 0	15 0 0	48

15. I also attach a list of villages where reductions have been proposed, comparing their present and proposed revenues and the percentages taken :—

Serial No.	Name of Village.	REVENUE.		Amount reduced.	PERCENTAGE.	
		Present.	Proposed.		At last Settlement.	As now proposed.
		Rs. a. p.	Rs. a. p.	Rs. a. p.		
14	Pathar ...	35 0 0	20 0 0	15 0 0	200	50
15	Pardi ...	52 0 0	40 0 0	12 0 0	104	62
16	Siladevi ...	57 5 4	45 0 0	12 5 4	...	59
19	Panjri ...	55 0 0	35 0 0	20 0 0	633	56
22	Rangari ...	158 0 0	135 0 0	23 0 0	62	59
24	Palsori ...	251 0 0	220 0 0	31 0 0	71	64
25	Palasaori ...	162 0 0	130 0 0	32 0 0	67	64
27	Pethkal Bhairao ...	612 0 0	545 0 0	67 0 0	75	65
35	Gorakhpur ...	232 14 2	230 0 0	2 14 2	79	60
41	Nawarwara ...	410 0 0	360 0 0	50 0 0	86	64
42	Ghatkheri ...	415 0 0	350 0 0	65 0 0	69	64
43	Kamphthi ...	456 0 0	400 0 0	56 0 0	68	65
44	Nawegaon ...	420 0 0	380 0 0	40 0 0	72	65
46	Bhulewara ...	488 0 0	450 0 0	38 0 0	77	63
47	Sungabori ...	170 0 0	165 0 0	5 0 0	83	64
50	Dundakheri ...	174 12 0	155 0 0	19 12 0	95	65

16. The position of proprietors, what it was at last Settlement and what it will be under my proposals, are now to be compared.

Their balance then consisted of—

	Rs. a. p.	Rs. a. p.
Cash rental ...	1,481 0 11	2,200 0 11
Siwai ...	719 0 0	
Sir land 1,537 acres (rental value) ...	...	1,484 1 2
Total Balance ...	3,664 2 1	

Under the present proposals the balance will be as under—

	Rs. a. p.	Rs. a. p.
Cash rental ...	1,484 8 0	3,398 8 0
Siwai ...	1,734 0 0	
Sir and khudkasht 2,600 acres (rental value) ...	...	3,399 4 0
Total Balance ...	6,797 12 0	

While their revenue will rise under my proposals by 14 per cent—the balance left will be 85 per cent more than that of last Settlement. Moreover, the proprietors will not be deprived of all the advantages derived from fuel, grazing and wood for buildings. My proposals thus seem rather moderate, but they are not so, as larger enhancement was impossible in this group by the unevenness of the revenue.

17. There is not much revenue alienated in this group, the amount being Rs. 85-14-5 of the present demand, and Rs. 510-14-5 of the proposed demand, the latter figure includes Rs. 175 assessed as kamil jama of Chhatrapur Waste Land plot.

The realizable revenue will therefore be—

At Present.	As Proposed.	Actual	Percentage.
Rs. a. p.	Rs. a. p.	Rs. a. p.	
8,750 13 1	9,574 1 7	823 4 6	9

There are besides plot alienations amounting to Rs. 27-1-0 on an area of 36-80 acres.

18. The new Settlement of this group, in common with the rest of the Ramtek tahsil, has begun to run from the 1st July of this year, it is therefore desirable that sanction may be received to the assessment as soon as practicable, so that the announcement be completed before the first instalment of revenue falls due.

NAGPUR :
Dated the 11th September 1894. }

PARMANAND,
Assistant Settlement Officer,
In charge of Settlement Operations.

ASSESSMENT PROPOSALS FOR THE BHIUGARH GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

—:O:—

No. 4386-147, dated the 21st November 1894.

Submitted to the Second Secretary to the Chief Commissioner, Revenue Department, together with the Mahal Assessment statements, the Assessment abstracts, the Rent-rate file, and the Divisional Commissioner's letter of criticism.

2. The group is situated in the northern portion of the tahsil to the west of the Pench river, and includes somewhat heterogeneous villages.

Cultivation has increased by 14 per cent only, and the cropping is mainly kharif. Sixty per cent of the area is unoccupied, and only 33 per cent is in actual cultivation. The proprietors are mostly well-to-do, but the condition of the tenants is much below the average of the district, and in numerous villages this is accounted for by the extraordinary high rents paid from days long past, when Bhingarh was important.

3. The Rent-rate proposals contemplated that any rent enhancement which could be effected in the low-paying villages would be balanced by reduction in the higher-rented villages, and this has actually been the case.

I may mention that all the rents of this group were fixed by myself before I gave over charge. The Assessment notes have all been written by the Assistant Settlement Officer, Mr. Permanand, and, though signed by Mr. Blakesley, were merely touched up by him, as he was, at my request, busily employed in more important rent-rate work during the short time that he held charge.

The rent proposals are therefore not sufficiently explained in the Assessment notes, and the Chief Commissioner may consider that more justification is necessary, as he has done in the case of Chhindwara. But on this point I have to say that the general necessity for reduction was fully investigated in the Rent-rate Report (paragraphs 15-18), and was accepted by the Chief Commissioner; *secondly*, that we are in reducing, dealing with small holdings rented at from Rs. 2 to even Rs. 4 per acre—instead of with large holdings (as was the case in Chhindwara) rented at 4 annas and 5 annas per acre.

The villages where reduction is effected were inspected by me, and many of the rents were obviously and clearly too high, on our knowledge of the average outturns in the soils of the holdings to which they related,—quite apart from the clear evidence of their being excessive, which statistical reasoning brought out.

The proposals over the group as a whole add only Rs. 21 to rents, but of course their effect is much more far-reaching than this.

There has been a great deal of shifting of burdens from over-weighted to lightly-weighted shoulders, and I trust that the Chief Commissioner will sanction the rent proposals as they stand.

4. The sir valuation was also effected by myself, and calls for no remarks. The competition rents paid on portions of it, which are sub-let, are just double the deduced valuation.

Siwai is important here, and there is a good market for the forest produce in the neighbouring towns of Khapa and Parseoni.

The approximate actuals of the year have been most moderately computed, and the average assumed is again considerably below this figure.

5. The total assets from all sources are Rs. 16,882-12-0, or 39 per cent more than at last Settlement, but the revenue enhancement obtainable is small, and after the modifications which I propose will only be Rs. 1,168-4-6, or 13 per cent.

In some of the smaller villages, where assets have risen greatly, I would take a little less, and these changes aggregate Rs. 50. Further reductions of Rs. 135 are necessary, in order to give effect to the recent orders of Government. On the other hand, I propose to add Rs. 105, so that the net reduction on the Assistant Settlement Officer's figures, which I propose, is Rs. 80.

As in numerous villages reductions have to be proposed, the enhancement obtained is as much as can be expected.

The proprietary body will have to pay on paper Rs. 1,000 out of their pockets, but out of this amount Rs. 500 represents alienated revenue, so that in reality the actual call on their purses will be Rs. 500 only.

The revised demand which I propose of Rs. 10,005 will leave them—

- (i) Rs. 1,744 from rents ;
- (ii) „ 1,734 Siwai ;
- (iii) Profits of 2,600 acres of land.

The cash value of the balance (of course exclusive of farming profits) will be Rs. 6,877, as compared with Rs. 3,664 at last Settlement.

6. I may here mention that, as regards enhancement of low ordinary rents, on the same considerations as those urged in the case of the Makardhokra group, the payments have been raised, but care has been taken to confine these cases to larger holdings, and those held by well-to-do men, and any additions other than these are either quite trivial or consist of rent fixation on areas gained by encroachment.

7. Gargoti being a ryotwari village, will be separately dealt with later on and its figures are excluded from those now submitted.

8. Sanction is asked to the revised assessments, with effect from the 1st July 1894 to the 30th June 1914,—or a period of 20 years. They will have to be announced before the end of December, so as to allow of malguzars collecting the first kists.

R. H. CRADDOCK,

*Offg. Commissioner of Settlements and Agriculture,
Central Provinces.*

TOTAL ASSESSMENT STATEMENT FOR THE BHIUGARH GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

I.—Revenue demand.

As fixed at last Settlement.	At Present.	Detail of Changes.	Detail of Balances.		
			Year.	Amount.	How disposed of.
1	2	3	4	5	6
Rs.	Rs. a. p.	Rs. a. p.			
8,452	8,836 11 6	83 14 2 On account of muafi resumed. 144 0 0 Service muafi resumed. 156 13 4 New area of the Government forest. 384 11 6			

II.—Changes in Proprietorship.

At Settlement.		At Present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5

III.—Area in cultivation classed according to Soils, Position, &c.

Soil cla.s.	POSITION CLASS.											Total
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.

(See separate Statement attached.)

IV.—Cropped area classified according to Crops.

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
At Settlement...												
At Present ...												

(See separate Statement attached.)

V.—Details of Village area.

	OCCUPIED AREA.*				UNOCCUPIED AREA.						AREA IRRIGATED.				Number of irrigation wells.	Number of artil. tanks.	Number of plough-cattle.	
	Area in cultivation.		Area out of cultivation, i. e., waste and fallow of more than three years.		Total area occupied.	Groves.	Free forest.	Scrub jungle and grass.	Under water, hill and rock, and covered by roads and buildings.	Total area unoccupied.	Total area of village.	From tanks.		From other sources.				Total.
	Under crop.	Fallow of three years or under.	Total.	Acres.														
				Acres.								Acres.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	11,874.12	650.77	12,524.89	2,425.63	14,950.52	11.30	9,828.66	2,358.48	10,248.76	22,447.20	37,397.72 = 59 Sq. miles.	109.70	49.90	159.60	11	8	823	1,886
Percentage on total area of areas in cols. 4, 6 and 15	...	...	33	...	40	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare entries of Mat Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19	10,886.75	133.15	11,019.90	1,654.32	12,674.22	...	3,910.00	8,541.29	11,336.27	23,787.56	36,461.78	...	...	...	...	...	...	...

V1.—Details of Holdings.

	Held by Malguzars.				Held by Malik-makbuzas.		Held by Revenue-free grantees.		Held by Absolute occupancy tenants.		Held by Occupancy tenants.		Held by tenants of superior class in ordinary tenant right.	Held by Ordinary tenants.		Held Rent-free or by Privileged tenants.		Total occupied area (to agree with col. 6 of Statement V).
	As sir.	Other than sir.	Total.	Area of total leased.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.		No. of hold-ings.	Area.	As grant from malguzar.	In lieu of service.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	2,061.24	539.13	2,600.37	374.49	74	769.11	6	36.80	135	1,804.14	306	4,020.10	891.58	354	4,494.66	41.84	291.92	14,950.52
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	17	...	...	...	...	...	...	12	...	27	...	...	30	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	1,536.79	...	1,536.79	...	...	669.20	...	159.75	...	2,520.18	...	1,888.79	...	...	5,660.61	9.75	229.15	12,674.22

VII.—Details of Malik-makbuzas' and Tenants' payments.

	TENANTS.				Total.
	Malik-makbuzas.	Absolute occupancy.	Occupancy.	Ordinary.	
1	2	3	4	5	6
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1. At last Settlement	838 12 5	2,916 12 6	2,062 13 0	4,114 11 0	9,094 4 6
2. Incidence per acre	1 4 1	1 2 6	1 1 6	0 11 8	0 14 5
3. At Present	824 8 1	2,363 11 6	4,130 1 2	4,320 9 0	10,314 5 8
4. Incidence per acre	1 1 2	1 4 11	1 0 5	0 12 10	0 16 5
5. As Proposed	914 0 0	2,304 8 0	4,185 8 0	4,345 8 0	10,835 8 0
6. Incidence per acre	1 3 0	1 4 5	1 0 8	0 12 11	0 15 6
7. Increase per cent of proposed over present payments	11	-2	2	1	Nvl.
8. Compare as deduced from rates	975 6 0	2,000 9 0	3,810 5 0	3,811 14 0	9,622 12 0

VIII.—Details of Siwai income.

Source.	Amount at former Settlement.	Amount in year of present Settlement.	Amount assumed as average.	Remarks.
1	2	3	4	5
Grazing	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Jungle	...	79 0 0	62 0 0	
Mahua	...	1,394 0 0	957 0 0	
Firewood	...	294 0 0	233 0 0	
Mangosa	...	584 0 0	425 0 0	
Fisheries	...	62 0 0	42 0 0	
Tamarind	...	12 0 0	10 0 0	
Total	719 0 0	2,432 0 0	1,734 0 0	
[Sanctd. ...]	...	...	1,721 0 0	

IX.—Details of annual value of Sir, Khudkasht and land held by Privileged tenants.

SIR AND KHUDEKASHT.				CONFIRM AS AT LAST SETTLEMENT.			
Area leased out.		Area held by Privileged tenants.		Total.		Total.	
Rental value at sanctioned rent-rates.	Compare actually paid to malguzar.	Rental value at sanctioned rent-rates.	Compare actually paid.	Payments of Malik-makbuzas as proposed.	Payments of Tenants as proposed.	Annual value of Sir, Khudkasht and land held by Privileged tenants.	Estimated value of Sir, Khudkasht and land held by Privileged tenants, with rate of valuation per acre.
1	2	3	4	5	6	7	8
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
630 0 0	1,298 8 0	2,580 12 0	202 12 0	914 0 0	10,835 8 0	3,399 4 0	1,464 1 2
Incidence per acre.	1 10 11	3 7 6	1 2 7	0 9 9	1 3 8	0 9 9	12,116 8 1

X.—Total estimated enhanced income.

Payments of Malik-makbuzas as proposed.	Payments of Tenants as proposed.	Annual value of Sir, Khudkasht and land held by Privileged tenants.	Siwai receipts.	Total.	Cash rental.	Estimated value of Sir, Khudkasht and land held by Privileged tenants, with rate of valuation per acre.	Siwai receipts.	Total.
1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
914 0 0	10,835 8 0	3,399 4 0	1,734 0 0	16,952 12 0	9,933 0 11	1,464 1 2	719 0 0	12,116 8 1
[Sanctd. ...]	...	...	1,721 0 0	16,969 12 0	...	...	...	...

XI—Assessment Proposals and Comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (col. 9 of Statement X).	Percentage of proposed revenue on total estimated enhanced income (col. 5 of Statement X).	Analysis of income on which assessment based.				
				Present rental receipts (line 3 of Statement VII, and cols. 2 and 5 of Statement IX).	Estimated siwai receipts (col. 4 of Table VIII).	Resulting from valuation.		
						Rental valuation of sir, and khud-kasht excluding actual cash receipts, (i.e., col. 7 of Statement IX, minus col. 2).	Rental value of land held by privileged tenants, excluding cash receipts (i.e., col. 8 of Statement IX, minus col. 5).	Rent enhancements proposed (difference between line 5 and line 3, cols. 2 and 6 of Statement VII).
1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs.			Rs. a. p.	Rs.	Rs.	Rs. a. p.	Rs. a. p.
8,836 11 6	10,085	73	60	12,937 5 9	1,734	1,807	203 12 0	110 10 3
[Sanctd.]	9,914	...	59	...	1,721]			

XII.

Actual increase (+) or decrease (—) of proposed on present revenue.	Compare Increase (+) or Decrease (—)					Compare increase (+) or decrease (—) per cent in		Incidence per acre in cultivation of	
	In proposed cash rental (cols. 1, 2 and 6 of Statement X).	In valuation of sir, khud-kasht and privileged land (cols. 3 and 7 of Statement X).	In siwai income (cols. 4 and 8 of Statement X).	Net increase or decrease.	Increase (+) or decrease (—) per cent of proposed revenue over present revenue.	Area in cultivation (col. 4 of Statement V).	Estimated income (cols. 5 and 9 of Statement X).	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
1,248 4 6	1,816 7 1	1,935 2 10	1,015 0 0	4,763 9 11	14	14	39	0 12 10	0 12 11
[Sanctd. 1077 4 6	...	...	1,002 0 0	4,753 9 11	12]				

XIII.—Distribution of revised revenue between Malik-makbuza and Malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [col. 5 of Table X, minus col. 1].
1	2	3	4	5	6
Rs.	Rs.	Rs.		Rs.	
914	804	110	12	9,281	58
			[Sanctd. ..	9,110	57]

Statement III.—Showing the area in cultivation.

Soil class.	WHEAT LAND.									Rice
	Ordinary.	Khari.	Pathar.	Wahuri.	Bandhia.	Bandhan.	Irrigable.	Bán.	Total.	Irrigable.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Morand I ...	329.71	19.19	...	10.96	...	...	...	182.76	542.62	...
Do. II ...	1,144.41	8.28	11.60	78.06	11.40	.50	.54	483.14	1,737.93	44.27
Khardi ...	403.72	4.36	...	...	.35	...	...	59.83	468.06	109.19
Betari ...	...	...	...	...	...	...	...	...	...	...
Bardi ...	...	...	...	...	...	...	...	...	...	...
Kachhar ...	30.03	...	...	...	...	...	...	...	30.03	...
Total ...	1,907.87	31.93	11.50	89.02	11.75	.50	.54	725.53	2,778.64	153.46
Percentages ...	15	...	...	...	...	...	...	6	22	1

IV.—Cropped area classified

	Wheat.	Rice.	Juari.	Juari-tur.	Gram.	Tur	Linseed.	Cotton.	Cotton-tur
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At Settlement ...									Not ascer-
At Present ...	641.04	203.84	1,923.71	4,028.35	355.78	2,164.19	443.39	639.99	148.79

classified according to Soils, Position, &c.

LAND.						GARDEN LAND.					BARI.	MUTAFARIKAT.				
Khari irrigable.	Saman.	Khari saman.	Jhilan.	Tikra.	Total.	Irrigable.	Khari irrigable.	Barani.	Khari barani.	Total.	Santla.	Mutafarikat.	Khari.	Total.	GRAND TOTAL.	Percentage.
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
...	4.00	...	...	...	4.00	...	...	...	...	...	...	316.54	...	316.54	868.16	7
...	1.86	...	2.99	...	49.12	22.32	1.44	3.95	...	27.71	9.70	2,723.50	63.55	2,787.05	4,611.51	37
3.00	48.83	1.80	2.23	.20	160.25	8.19	3.00	7.26	.65	19.10	...	5,370.65	129.64	5,500.29	6,147.70	50
...	4.43	...	...	...	4.43	4.25	...	...	...	4.25	...	373.33	2.32	375.65	384.33	3
...	3.38	...	...	...	3.38	...	...	...	...	...	...	451.63	12.91	464.57	467.95	3
...	...	...	...	...	...	1.00	...	.50	...	1.50	...	18.71	...	18.71	50.24	...
3.00	57.50	1.80	5.22	.20	221.18	35.76	4.44	11.71	.65	52.56	9.70	9,254.30	208.45	9,462.81	12,524.89	...
...	...	...	...	...	2	...	...	...	...	...	...	74	2	76	...	...

according to Crops.

Til.	Castor oil-seed.	Sugar-cane.	Chillies.	Kodon.	Lac.	Bajra.	Rengnia.	Garden produce.	Other crops.	Total.	Area double-cropped.	Cropped area.
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
398.33	131.38	9.70	18.74	11.49	50.92	7.70	39.35	40.20	625.98	11,887.82	13.70	11,874.12

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department, No. 439, dated Nagpur, the 22nd January 1895.*

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the reassessment of the Bhiugarh Group in the Ramtek tahsil, of the Nagpur district, and letter No. 7786, dated the 20th September 1894, forwarding the Report.

READ ALSO—

Memorandum No. 4386—147, dated the 21st November 1894, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

R E S O L U T I O N

The tract of country for which these proposals are submitted lies in the northern portion of the Ramtek tahsil to the west of the Pench river, and includes 51 villages, of which one is ryotwari, and one has been sold under the Waste Land Sales Rules. It is hemmed in on all sides by hills, and consists, as a rule, of land of poor quality. Only strips of land on either side of the Pench can be described as really fertile. Half of the cultivated area is khardi, and only 22 per cent. is classed as capable of bearing wheat. Juari and tur are the principal products of the tract, and occupy 68 per cent. of the total cropped area. Communications are not good, and there is but one market town within the group. The villages are, however, close to one or other of the large trading centres of Parsooni, Khapa and Kamptee, and little difficulty is experienced in the disposal of the surplus produce. The proprietors are generally well-to-do, but the bulk of the tenants are poor and indebted.

2. The existing condition of the group as regards cultivation and assets, and the effect of the settlement on the tenants' rents and on the malguzars' jamas, are exhibited in the following statistical abstract. The figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary from the point of view of the ryots, the malguzars and the Government, of the basis and results of reassessment:—

1.	G	area of the group	...	...	...	Acres.	37,397.72
2.		area under cultivation at last Settlement	...	...	...		11,019.90
3.		Area now under cultivation	...	...	...		12,524.89
4.		Percentage of increase of (3) over (2)	...	...	...	Per cent.	14
5.		Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement	...	...	...		140
6.		Total assessable assets at last Settlement	...	...	...	Rs.	12,116
7.		Total assessable assets at present Settlement proposed by the Settlement Officer	...	...	...		16,883
8.		Total assets as adopted by the Chief Commissioner	...	...	...		16,870
9.		Percentage of increase of (8) over (6)	...	...	...	Per cent.	39
10.		Total enhancements of rent at present Settlement—	...	...	...	Rs.	
	(a)	Effected by the Settlement Officer	...	...	...		111
	(b)	As accepted by the Chief Commissioner	...	...	...		111
11.		Average rate of rent per acre of ryoti area—	...	...	...	Rs. a. p.	
	(a)	At last Settlement	...	...	...		0 14 5
	(b)	As now proposed by the Settlement Officer	...	...	...		0 15 6
	(c)	As sanctioned by the Chief Commissioner	...	...	...		0 15 6
12.		Present revenue	...	...	...	Rs.	8,837
13.		Percentage of (12) over (6)	...	...	...	Per cent.	73
14.		Percentage of (12) on (8)	...	...	...		52
15.		Revenue now proposed by the Settlement Officer	...	...	...	Rs.	10,085
16.		Revenue now sanctioned by the Chief Commissioner	...	...	...		9,914
17.		Percentage of (16) on (8)	...	...	...	Per cent.	59

3. The statistics collected by the Settlement Officer show that the area under the plough covers only 33 per cent. of the total area of the group, and that the area occupied for cultivation has increased by only 18 per cent., while the area actually under crop has only risen by 14 per cent. The average rent-rates for the group have not risen much, though in some of the villages they are reported to be exceedingly high. The rent-rate proposals contemplated that much of the rent enhancement which could be effected in the low paying villages would be balanced by reduction in the higher rented villages.

The Settlement Officer has accordingly proposed enhancements and reductions which practically balance each other, and there has been under his proposals an increase of only Rs. 21-2-4 in the total rental of the group. The payments of absolute occupancy tenants have been reduced by 2 per cent., while those of occupancy and ordinary tenants have been raised by 2 and 1 per cent. respectively. The revised all-round rent-rate will be higher than the present rent-rate by only one pie. The rent changes appear to the Chief Commissioner to be, as a rule, moderate and judicious, and have been approved by him without modification.

4. The area included in the home-farm of the malguzars has increased considerably from 1,537 to 2,600 acres, or by 69 per cent., but it forms only 17 per cent. of the total occupied area. The valuation adopted by the Settlement Officer falls at Rs. 1-3-8 per acre, and is lenient, considering that the rents paid on portions sublet are at double this rate.

The siwai income is of some importance in this group. The approximate actuals of the year of the Settlement Officer's enquiry have been computed at Rs. 2,432, while an average of Rs. 1,734 has been assumed for purposes of assessment. The margins allowed for the fluctuating character of the income are sufficient in all cases except in mauzah Binera (No. 8), where the Chief Commissioner has lowered the estimate by Rs. 13. At last Settlement the receipts under this head amounted to Rs. 719.

5. The total revised assets of the group, as sanctioned by the Chief Commissioner, amount to Rs. 16,870, and exceed by 39 per cent. the assets on which the last Settlement was based. It is now proposed to assess a revenue of Rs. 10,085 which will raise the present demand by only 14 per cent. The fraction of assets taken is, moreover, lowered from 73 to 60 per cent. Taken as a whole the proposals of the Settlement Officer seem fair and equitable, but on an examination of the individual cases, his jamas appear to be a little high in certain small villages where assets have risen greatly, while in others they are lower than the circumstances of the case justify. The Commissioner of Settlements and Agriculture has corrected this defect, and the Chief Commissioner accepts his recommendations with but few alterations. The net result of these changes, together with those necessitated by the recent orders of the Government of India regarding the 60 per cent. limit, is to reduce the proposed figure by Rs. 171. The revised revenue will stand at Rs. 9,914, and will absorb 59 per cent. of the assets. The revenue rate per acre of cultivation will be 12 annas 8 pies, or less than the rate of last Settlement by 2 pies.

6. Proposals for the reassessment of the ryotwari village Gargoti should be submitted separately for the orders of the Chief Commissioner.

7. Subject to any orders which may be received from the Government of India, the assessment as now revised is sanctioned for a period of 20 years, commencing from the 1st July 1894 and extending up to the 30th June 1914.

[True Extract].

H. A. CRUMP,

*Second Secretary to the Chief Commissioner,
Central Provinces.*

No. 440.

Dated Nagpur, the 22nd January 1895.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that after the announcement of the revised rents and jamas, a tabular statement, in the usual form, may be submitted to this office.

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.



CENTRAL PROVINCES SECRETARIAT.

Revenue Department.

No. 1960.

FROM

H. H. PRIEST, Esq., I. C. S.,

OFFG. CHIEF SECRETARY TO THE CHIEF COMMISSIONER,

Central Provinces,

To

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

*Central Provinces.**Dated Nagpur, the 23rd April 1895.*

SIR,

In continuation of this Administration's Resolution No. 439, dated the 22nd January 1895, I am directed to forward a statement giving details of the revised assessments of the Bhiugarh Group in the Bamtek tahsil of the Nagpur District.

I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

Statement giving details of the revised Assessments of the Bhingarh Group in the Ramtek tahsil of the Nagpur District.

Serial Number.	Name of village and Mahal.	Payments of malik-makburas as revised.	REVISED RENTAL PAYABLE BY—				Total assets.	Revised revenue.	PERCENTAGE OF—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a.			
1	Salai (Ghat) ...	...	7 0	...	39 0	46 0	68 8 0	35 0	51	51	59
2	Pendhri (Ghat) ...	...	25 0	9 12	24 4	59 0	114 2 0	55 0	48	48	53
3	Kukra (Ghat) ...	...	...	28 0	199 12	227 12	355 12 0	140 0	39	39	42
4	Kalitmara ...	...	...	14 0	39 12	53 12	109 4 0	50 0	46	46	83
5	Suraira ...	...	21 0	18 8	36 0	75 8	133 8 0	75 0	56	56	83
6	Mahikapar ...	...	...	26 0	22 0	48 0	68 0 0	30 0	44	44	56
7	Kukra ...	...	6 0	48 8	19 8	74 0	155 0 0	70 0	45	45	66
8	Banera ...	...	...	7 0	5 6	12 6	123 8 0	60 0	49	49	125
9	Narhar ...	...	...	15 0	39 0	54 0	180 8 0	95 0	53	53	97
10	Daulipar, Mahal I.	...	...	3 8	29 4	32 12	123 4 0	55 0	45	45	249
	Do., do. II.	...	...	6 0	10 0	16 0	16 12 0	10 0	60	60	
11	Saongi ...	...	...	4 0	101 8	105 8	260 8 0	90 0	35	35	67
12	Ambajhari ...	...	116 0	38 8	139 12	294 4	365 8 0	200 0	55	55	72
13	Gargoti ...	...	...	...	Ryotwari village		...	...	...	...	...
14	Pathar, Mahal I.	...	...	...	...	...	20 0 0	10 0	50	50	200
	Do., do. II.	...	...	...	...	...	20 0 0	10 0	50	50	
15	Pardi, Mahal I.	1 0	...	...	70 4	10 4	41 4 0	24 0	59	59	104
	Do., do. II.	...	...	...	...	...	34 8 0	20 0	59	59	
16	Siladevi ...	...	...	...	9 0	9 0	78 0 0	45 0	58	58	...
17	Suardara ...	...	...	272 0	341 4	613 4	988 4 0	480 0	49	49	42
18	Tekari, Mahal I.	...	21 0	60 8	58 8	140 0	290 0 0	145 0	50	50	69
	Do., do. II.	...	...	11 0	18 12	29 12	69 12 0	35 0	50	50	...
19	Panjri ...	...	...	...	35 0	35 0	62 0 0	30 0	48	48	633
20	Aolighat ...	5 0	94 0	136 0	76 0	306 0	442 0 0	250 0	57	56	58
21	Chargaon ..	14 0	14 8	100 0	56 8	171 0	307 0 0	160 0	52	50	73
22	Rangari ...	22 0	39 0	67 0	56 0	162 0	218 0 0	135 0	62	59	62

Statement giving details of the revised Assessments of the Bhiugarh Group in the Ramtek tahsil of the Nagpur District.—(Contd.)

Serial Number.	Name of village and Mahal.	Payments of malik-makbuzas as revised.	REVISED RENTAL PAYABLE BY—				Total assets.	Revised revenue.	PERCENTAGE OF—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malik-guzari assets as announced.	Former revenue on assets of former settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a.			
23	Kondhasaoli ...	1 0	68 0	87 8	177 12	333 4	446 4 0	265 0	59	59	66
24	Palsori ...	1 0	133 0	64 0	74 0	271 0	347 0 0	220 0	63	63	71
25	Palasaori ..	2 0	147 0	19 0	10 0	176 0	202 0 0	130 0	65	64	67
26	Bandrajhari ...	...	...	...	81 8	81 8	249 12 0	100 0	40	40	67
27	Peth Kalbhairao...	...	131 0	376 0	223 0	730 0	939 0 0	545 0	65	65	75
28	Mogra ...	1 8	46 0	27 0	95 0	168 0	215 8 0	130 0	60	60	71
29	Bachora ...	90 0	91 8	219 0	159 8	470 0	785 0 0	500 0	64	60	71
30	Mundepar, Mahal I.	...	...	5 0	...	5 0	60 5 4	34 0	57	57	124
	Do., do. II.	...	...	18 0	12 0	25 0	149 10 8	86 0	57	57	
31	Bhiugarh, Mahal I.	...	11 0	14 0	...	25 0	31 10 8	17 8	55	55	57
	Do., do. II.	...	7 0	9 0	32 0	48 0	68 5 4	37 8	55	55	
32	Seoni, Mahal I.	...	...	14 0	10 0	24 0	42 5 4	22 0	52	52	35
	Do., do. II.	...	...	12 0	0 2	12 2	26 12 8	13 0	49	49	
33	Bajarkund ...	...	108 0	94 0	148 0	350 0	639 0 0	350 0	55	55	60
34	Deori ..	11 0	...	7 0	151 8	158 8	324 8 0	195 0	60	59	69
35	Gorakhpur ...	104 0	12 0	25 0	110 0	147 0	338 0 0	200 0	59	47	79
36	Gaimukh ...	12 0	...	1 0	22 4	23 4	50 4 0	30 0	60	51	119
37	Pali ..	3 0	...	...	87 4	87 4	314 12 0	190 0	60	60	98
38	Chatrapur ..	...	...	...	148 4	148 4	325 4 0	160 0	49	49	...
39	Lohara ...	...	...	90 0	28 0	118 0	127 0 0	75 0	59	59	102
40	Umri	2 0	139 0	286 0	43 0	468 0	586 0 0	350 0	60	60	69
41	Nawarwara ...	126 0	20 0	64 0	133 0	217 0	511 0 0	360 0	70	64	86
42	Ghatkhairi ...	15 0	178 0	114 0	55 0	347 0	537 0 0	350 0	65	64	69
43	Kampti ...	46 8	140 0	186 0	90 0	416 0	602 8 0	400 0	66	65	68
44	Nawagaon ...	97 0	118 0	137 0	70 0	325 0	552 0 0	380 0	69	65	72

Statement giving details of the revised Assessments of the Bhiugarh Group in the Ramtek tahsil of the Nagpur District.—(Conold.)

Serial Number.	Name of village and Mahal.	Payments of malik-makbuzas as revised.	REVISED RENTAL PAYABLE BY—				Total assets.	Revised revenue.	PERCENTAGE OF—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
45	Bitoli ..	43 8	35 0	750 0	80 0	865 0	928 8 0	570 0	61	60	67
46	Bhulewara ..	5 0	160 8	332 0	153 0	645 8	714 8 0	450 0	63	63	77
47	Sangabori ...	7 0	...	78 0	157 0	235 0	267 0 0	165 0	62	61	83
48	Amgaon ...	162 0	55 0	68 8	33 0	151 8	403 8 0	275 0	68	55	60
49	Salai ...	121 0	317 8	94 0	90 8	502 0	840 0 0	545 0	65	60	79
50	Dundakheri ...	21 8	43 8	66 0	103 8	213 0	241 8 0	155 0	64	62	95
51	Kalapetha ...	...	...	221 0	179 8	400 8	483 8 0	275 0	57	57	90
	TOTAL ...	914 0	2,304 8	4,333 4	4,124 0	10,761 12	16,894 4 0	9,884 0	59	57	73

**RENT-RATE REPORT FOR THE DONGARTAL GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

—:O:—

The Dongartal group is situated at the extreme north of the district, and consists of the villages of the Dongartal pargana transferred from Seoni together with the north-easterly villages of the Ramtek pargana. The group covers an area of 77 square miles, and contains 71 malguzari villages—one village bought under the Waste Land Sales Rules—and one village excised from the forest reserve to be settled ryotwari: there is also some patch cultivation of trifling plots. The total figures given relate to the 72 villages of which the areas and boundaries are permanently fixed.

The group is bounded on the north by the Seoni district; on the east by the Seoni and Bhandara districts, from which it is divided by the Bawanthari river; while south and west it is cut off from the rest of the Nagpur district by a belt of Government forest; on the south this is on an average of about five miles in breadth, but on the west the Government forest is very dense, and extends to the Pench and even beyond.

2. The first thing to be said in describing the group is that it differs entirely from the rest of the district. When, after leaving Chorbaoli on the road to Seoni, you emerge out of the forest once more, you find yourself in a new country, and one which is most refreshing to the eye after the monotonous plain to the south.

If you wander about the country on either side of the road, you find cultivation and jungle interspersed in a perpetually changing order. Here you get a vista of rice land and mahua trees; there a glade in the forest: now you emerge in a park-like opening, now you find yourself once more in jungle and thicket. And the villages are quite different from those of the plain. There are few compact *abadis*, such as are met with in the rest of the district, but all over the village areas are little huts. Sometimes isolated but generally forming little streets, each hut in its own little enclosure, with its patch of maize and beans. They present an appearance of cleanliness and neatness, which quite puts to shame the large villages of the plain.

But unfortunately if nature has been bountiful in what is pleasing to the eye of the cultivator, she has been chary in what is filling to his pocket, and though cleanliness may rank next to godliness, it does not compensate for poverty.

Hence the Dongartal group with its pleasant scenery possesses but little good soil, and most of its neat looking streets are composed of grass hovels, inhabited by Gonds and persons who eke out a living on mahua and jungle produce.

But the Seoni road marks a difference in the tract,—that to the east is flat, except for a rocky ridge in Khanora, which marks the rising ground between the valley of the Sur and the valley of the Bawanthari; and, that to the south-west which lies in the Sur Valley, though surrounded with hills, is less picturesque and somewhat more productive.

The best rice lands, on the whole, lie to the east of the road, and the wheat land is principally confined to the south-west. Government forest enters into the group and traverses it in all directions, but the villages most cut off from the rest lie on the east, on the Bawanthari and north on the Seoni border.

There are no rivers inside the group, the Bawanthari being merely a boundary river, but there are some considerable streams,—the chief of which is the Tharia, which rising in the hills to the west, drains nearly all the group, except the south-western villages, and flowing across the group eastwards joins the Bawanthari at Murjhari.

3. I may here state that the majority of the villages of this group were inspected by my Assistant, Mr. Swiney, but I marched through the chief portions of it, and inspected about 27 villages in it, thereby gaining a good knowledge of the tract and its people. I left this tract to an Assistant, because it was obviously one in which rent enhancement would be on a very insignificant scale.

4. The population of the group is 10,810, against 10,277 at last Settlement, or an increase of a little over 5 per cent. The pressure of population falls at 140 to the square mile, or actually 372 to the cultivated square mile. This seems an extraordinarily large population for so poor a tract, but the needs of many of them are very simple indeed. The chief villages are—

	No.
Warambha	620
Hiura	560
Karwahi	497
Dongartal	428

and five other villages have about 300 each. Hiura and Dongartal are the only villages with any pretensions to good houses built after the manner of the villages of the plain country: the rest are all of the Gond-village order.

5. With its many disadvantages, however, the group is not by any means so remote as its description might imply. Right through the heart of it goes the Seoni road, with every stream and river bridged; while an old country-road from Rampaili in the Bhandara district to Ramtek used to bring traffic from the Balaghat district. Since the extension of the railway, this road, which passes through the eastern villages of the group, does not carry so much grain as it used to do, but it is of great advantage to the remoter portion on the east to have an old established trade-route through it.

It has two local markets—one at Dongartal on the west—and one at Hiura on the east, and in the villages on the Seoni road, notably Warambha, Deolapar and Paoni, there are rows of shops along the road, and a good many persons earn a little by selling to travellers.

Deolapar, which is the exact centre of the group, is about fifteen miles only from Ramtek and about thirty from Kamptee, and some of the villages on the east are only about ten miles from Ramtek, and traders from Ramtek visit both markets regularly.

The villages to east and west are all joined by fair cart-tracks to the main road, and all things considered, the group is not at all badly off for markets and communications.

6. I will next give a description of the progress and extent of its cultivation.

The usual details are given in tabular form :—

	OCCUPIED AREA.				UNOCCUPIED AREA.						AREA IRRIGATED.				No. of irriga- tion wells.	No. of artificial tanks.	No. of ploughs.	No. of cattle.
	Area in cultivation.		Total area occupied.	Area out of cultiva- tion, i. e. waste and fallow of more than three years.	Acres.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, covered by roads and buildings.	Total area unoccupi- ed.	Total area of the group.	From tanks.	From other sources.	Total.					
	Under crop.	Fallow of three years and under.																
At Present	16,527.40	2,274.32	18,801.72	2,150.62	20,952.34	32.58	12,002.67	7,339.63	4,132.67	28,607.45	49,450.79 = 77 sq. miles.	1,831.43	60.06	1,891.49	5	150	1,329	2,677
Percentage on total area of areas in columns 4, 6 and 13	...	...	38	...	42	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare entries of last Settlement for columns 4, 6, 12, 13, 16, 17, 18 and 19	9,268.35	234.00	9,502.35	791.71	10,294.06	19.71	11,832.85	10,065.31	40,341.41	50,635.77	...	...	...	...	...	...	...	...

The occupied area has doubled, and the area cultivated has almost doubled, representing of course far greater progress than can be met with in the plain country, where there was already little scope left at last Settlement. But even now only 42 per cent is occupied and 38 per cent cultivated.

Of the area in holdings only 10 per cent is waste or fallow, while of the area in cultivation 12 per cent is current fallow.

The reversal of the proportions of old and new fallow, as compared with what is found in the plain groups is easily explained,

The best soil to be found is morand II, and this only amounts to 13 per cent, most of which is met with in the villages to the south-west.

Khardi is the chief soil, and covers 52 per cent, while bardi accounts for 25 per cent, and retari for 10 per cent.

If we include in good soils all the morand II, all the wheat-bearing khardi and all the irrigable land, we can total up 5,735 acres, or 30 per cent of the area in cultivation, which we may call 'good,' so that 70 per cent is poor.

But as nearly all of what we call 'good' in this group would be among the poorer land in one of the fertile plain groups, we have a very striking idea of what a poor group this Dongartal group is, as compared with even the average groups with which we have been dealing during the past three years.

8. The details of land by production are as follows :—

	Per cent.
Wheat land	21
Rice land	23
Garden land	1
Minor crops	55
Total	100

Half the wheat land is on khardi soil, and wheat is of importance in only very few villages, and whatever there is of good in this group consists in its rice land, which is divided as follows :—

Rice land.	Per cent.
Irrigable	53
Unirrigable—	
Flat	43
Low-lying (jhilan)	2.5
High-lying (tikra)	1.5
Total	100

The rice land is divided among the soils, as follows :—

	Per cent.
Morand II	4
Khardi	63
Bardi	22
Retari	11
Total	100

Rice land is generally flat or low-lying; the latter being generally irrigated from tanks or ponds, so that there is very little jhilan or tikra. The higher-lying lands are devoted to kodon or juari.

The garden land has only about 40 acres irrigable or 16 per cent, and 84 per cent consists of barani, made up of the enclosures or 'sánds' round the huts, which grow beans and a little maize, and average about a quarter of an acre in size.

These 'sánds' are often well manured, and are very useful in furnishing the dweller in the hut with a supply of coarse vegetables. In most parts of the group they pay rents of Re. 1 or 8 annas, but in some villages nothing is paid at all.

Minor crop land. The minor crop land falls under the various soils, in the following proportions—

	Per cent.
Morand II	2
Khardi	48
Bardi	13
Retari	37
Total	100

Khardi mutafarakat is generally accounted as one of the very poor soils, but here we have 50 per cent of this non-wheat land belonging to the bardi and retari soils.

The soil classification at last Settlement was most outrageous, for the Amins actually classed 1,173 acres as kali I, and 2,400 acres as kali II; while 11,900 acres were recorded as morand.

9. The next statement is that of crops, and shows the areas at last Settlement and at present under each crop, with the percentage each bears to the total cropped area:—

Crop.	At Settlement.	At Present.	Percentage to total cropped area
	Acres.	Acres.	
Rice	1,640	4,188	25
Juari-Tur	203	3,029	18
Juari	2,840	2,213	13½
Wheat	1,565	1,721	10½
Kodon	1,251	1,609	9½
Tur	90	976	6
Cotton	1,209	660	4
Gram	205	608	3½
Linseed	13	411	2½
Til	37	247	1½
Lac	2	202	1½
Other crops...	213	1,072	6½
Total ...	9,268	16,931	102½
Double-cropped ...	...	404	2½
Net cropped area ...	9,268	16,527	100

The chief feature is the large increase in the area under rice, which is the best crop for this tract where it can be irrigated. The figures of particular villages show that both rice and wheat have been started in them since last Settlement, while in some of the wheat villages in the south-west there is an apparent decrease of wheat,—due to careless overstatement of the wheat area then, as I have found in so many parts of the district. But along with the increase in wheat and rice there have been increases also in the areas under juari, tur and kodon.

The wheat here covers 43 per cent of the wheat land, and it is noteworthy that last season it was entirely destroyed by rust, so that many fields were never cut at all, but merely grazed down by the cattle.

So much juari to be found side by side with rice is merely due to the poverty of the soil: were the soil less poor, the rainfall would be far too heavy for juari, as it is, even cotton is found here.

Only 18 per cent is rabi, and most of this is confined to the villages on the south-west where the proportion of Kunbi tenants is larger, but a very small fraction of the population have much concern with rabi cultivation.

There is some good double-cropped land in a few villages,—notably Khanora, but, as a rule, there is no double-crop grown, and the land would seldom support it.

I may note that this is the only tract in the whole district in which kodon is of any importance.

10. I next come to a discussion of tenures which are set out in the table below :—

Details of Holdings.

	HELD BY MALGUZARS				HELD BY MALIK-MAKBUZAS.		HELD BY REVENUE-FREE GRANTEES.		HELD BY ABSOLUTE OCCUPANCY TENANTS.		HELD BY OCCUPANCY TENANTS.		HELD BY ORDINARY TENANTS.		HELD BY RENT-FREE OR BY PRIVILEGED TENANTS.		Total occupied area (to agree with column 6 of Statement V).	
	As sir.	Other than sir.	Total.	Area of total leased.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	As grant from mal-guzar.	In lieu of mal-service.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	3,049-94	1,314-86	4,364-80	152-46	13	187-14	...	...	76	709-81	495	4,931-56	2,042-00	1,294	8,417-81	142-71	106-51	20,952-34
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	21	...	...	...	...	...	...	3	...	24	...	...	40	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	2,891-01	...	2,891-01	...	...	280-48	...	...	...	1,332-84	...	1,262-48	...	...	4,512-50	...	14-75	10,294-06

Proprietary cultivation has much increased, and the proprietors hold now which includes the best of the rice lands and much of the wheat land. They with presently.

Malik-makbuza land has been bought and inherited in some cases by the present now amounts to only 187 acres, or less than 1 per cent. There are no revenue-lands.

Absolute occupancy area has declined by 47 per cent, and only amounts to 24 per cent, while, though the occupancy area has doubled, it still 24 per cent, and 40 per cent is in the possession of tenants—pure and simple.

This is the first group in which protected tenants have held less than half the area,—indeed they hold but little over a third of it.

11. The size of holdings also for the poor quality of the land is remarkable. The average size of holding for each class, stands as follows:—

			Acres.
Absolute occupancy	...	...	9
Occupancy	...	...	10
Ordinary	...	...	8

But the protected classes hold also 2,000 acres in ordinary right, so that their holdings rise to 13½ acres in extent. More are multiplied by the number of persons who hold the enclosures round their huts.

When every allowance, however, is made, it is still undeniable that in poor holdings are of inadequate size, and in many cases represent hardly even the

12. The proprietors of the group number 144 persons, of whom 87 or are Gonds, Mahomedans or Kalars; Mahars and represented. In fact the original proprietary body consisted mainly of men who had been shouldered out of better villages, and means

Of later years, however, rise in prices, and of the value of land as well as afforded by forest produce and fuel, have caused many of the old proprietors to out of this tract also, and we find persons like contractors of Kamptee, Ramtek, Marwaris and Brahmins anxious to invest money in land,—*et hoc genus omne* their way in and getting rid of the old proprietors. And thus we see that assortment of castes are represented, a few only of whom have villages elsewhere hitherto unconnected with land.

The statement of castes now is—

	No.		No.
Gonds	36	Marwaris	2
Mahomedans	33	Powars	2
Kalars	18	Kirars	6
Gaulis	10	Chatris	2
Mahars	7	Kunbis	2
Brahmins	6	Mbalis	2
Pardeshis	6	Others	2
Marathas	5		
		Total	144

The remaining Gond proprietors hold now only five villages, and are very in debt; having been terribly cheated by a Marwari of Kamptee.

The displaced proprietors have been generally Gonds and Mahomedans. Marwaris of last Settlement, evidently at an early Condition of and changes among proprietors. Settlement, found the villages unprofitable and poor. Now, however, the pendulum has swung round, Mahomedans and Brahmins are among the most eager purchasers.

A Kirar of Hiuri (Ramtek group), and Kunbis of Khairi (Bhiugarh) invested in five villages each.

Most of these recent purchasers are well-to-do, but the bulk of the older ones in debt, and barring those Kunbis, Kirars, Brahmins, Banias and Marwaris who in possession through money-lending, the proprietors of the group are a poor lot.

Out of the 72 villages 33 have been transferred, and the prices realized in the of the Settlement were very low. But in latter years, sometimes 30 to 50 times have been obtained: in some instances, however, the purchase has been merely in forest produce, and cultivation has been discouraged.

This has been the case with Bakhari and Khapa, where cultivation has almost the purchaser, a Ramtek Brahmin, merely desiring the villages for grazing and forest.

Similarly, some of the Marwari proprietors have preferred forest income to tenants together.

13. The tenants of the group are in keeping with all the other features of the

Castes of tenants. They number 1,212, and belong to the following castes:

	No.		No.
Gonds	679	Gowaris	20
Kunbis	99	Holias	20
Gaulis	84	Mahomedans	17
Kalars	68	Brahmins	12
Pardhans	63	Ahirs	12
Mahars	54	Others	62
Khatias	22		
		Total	1,212

This statement speaks for itself: of the total tenants 56 per cent are Gonds, and another 22 per cent belong to such castes as Mahars, Pardhans, Gaulis, Gowaris, Khatias, Holias, &c. Thus 78 per cent of the tenants belong to what are the poor castes. In the average group one finds the good castes making up from 60 to 75 per cent of the total tenantry. About 8 per cent are Kunbis, these are nearly all confined to the villages on the south and south-west, and many of them are persons who having land in the wheat plain have been attracted by the grazing and fuel to establish small farms in this tract. Such castes as Telis, Lodhis and Kirars are represented by 8, 2 and 3 individuals, respectively. The Kalars contain some few well-to-do men, and most of them are average, but some are no better than the Gonds and such like. The presence of Kalars here is in accordance with facts observed in other jungly localities. Their fathers no doubt settled to supply the aboriginal tribes with the liquor that they loved, and the sons took to cultivation.

Condition of tenants.

14. The classing of tenants by circumstances shows interesting results in this group:—

Class.	Description.	No.	Percentage.
A.	Well-to-do: lending money or grain...	16	1
B.	Well-to-do and free from debt	88	7
C.	In struggling circumstances, but not deeply in debt, or in extreme poverty	360	29
D.	Very poor, or deeply in debt	763	63
Total		1,212	100

In the average plain groups D class tenants are men with much debts and holdings mortgaged, and they usually number about 12 to 17 per cent. In this group the D class men are nearly all the "very poor," with but little debt, because no one would advance them anything but petty seed-loans—living from hand to mouth, and not unlikely to abscond.

In the C are included some few of the poorer castes; some of the Gowaris, Mahars, Kalars and Kunbis, &c.

In the B will be found Kunbis, and some of the Gauli lot, who earn incomes by grazing herds of cattle and selling ghi.

The A of course are very few and far between—one or two malguzars who have taken up land in other villages, and just a handful of men who have prospered by trade as well as agriculture.

15. The cultivators of the tract are therefore very poor, and nearly all the D class, who have only kharif land, raise crops which after repaying the seed with 'siwai' and the rents, leave them but little for subsistence. They eke out a living by selling grass and fuel, until the rabi harvest when they go long distances for employment. Returning from this, their earnings keep them going till sowing time, when they have to borrow for seed and food, and if they fail to secure enough for both, they have to subsist, as they can, on mahua, roots and gruel made of kodon (which is generally reserved for their food) making their only diet. In this way they keep body and soul together. But of course there are degrees of poverty, and the description I have just given perhaps applies to only the poorest of the D class, but still they are all in the narrowest circumstances and have little or nothing to spare even on simple luxuries, especially when they part with a good deal of their scanty earnings at the liquor shops, and the rents which many of them have to pay on such small holdings are often excessive, while they are bullied by the proprietors, forced to till the sir land without remuneration, and sometimes harassed about 'nistar.'

16. It is evident that rent enhancement in a group of this kind must be kept within the narrowest possible limits, even though rents may be sometimes less than prices would justify, though rates may not have risen since Settlement. Still we have in this group to deal with a tract where the soil is nearly all of inferior quality,—where the castes and circumstances of the cultivators are such that the best is not made even of such land as there is; where, in addition to these drawbacks the holdings are so small that many of them, even with good cultivation, would alone be insufficient for the support of the cultivators' family.

When such a holding is in the hands of an idle Gond, only too glad if his womenkind will relieve him of the task of supporting the family and absolutely devoid of any idea of bettering himself, it is impossible to apply the ordinary rules of rent fixation.

But it must also be remembered that the dweller in the plains of Ramtek and Umrer has generally several irons in the fire. If rainfall is heavy, his rice will benefit, if scanty, his juari will be fair. If both come to grief, he has his wheat and linseed, and only wide and far reaching destruction of crops could crush him altogether. But here, in this tract, a serious failure of the rains would destroy rice, juari, kodon and tur alike, and not a tithe of the tenants here have any wheat or linseed to fall back upon.

It is true that a good deal of rice is irrigable, but many of the ponds and smaller tanks would dry up very soon, if they ever filled, so that the Dongartal tract is really the only one in the district in which there is any danger of famine.

Of course I do not wish to slur over the great progress of this group, the increase of cultivation; the improvement in the cropping; the good communications which it possesses, but after all what has happened has been that the tract has become a little better able to support its population.

At last Settlement the cultivated area was only 15 square miles, supporting, or rather failing to support, per square mile 685 persons: the cultivated area now is only called upon to support 372 to the square mile, and even this is far larger than in any group where, as in this one, there are no large towns.

The progress therefore in this tract merely means that the land is better able to maintain its population,—not that its population has any surplus to spare over and above bare maintenance.

It is no doubt true that forest produce, labour and petty trading support a fair section of the people, who are independent of the produce locally grown, but if due allowance be made for this, there still cannot be enough left to do more than supply the average tenant with bare necessities,—otherwise why should there be such poverty?

17. I will now come to the details of rents, and estimate the probable rise in rate since Settlement:—

Class of tenant.	Present rents.	RATE PER ACRE.		Percentage rise in rents.
		At Settlement.	At Present.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Absolute occupancy ...	353 10 0	0 6 8	0 8 0	20
Occupancy ...	2,896 1 0	0 7 3	0 9 3	28
Ordinary ...	6,445 15 0	0 7 11	0 9 10	24
All-round ...	9,695 10 0	0 7 7	0 9 7	26
Occupancy-cum-ordinary ...	9,342 0 0	0 7 9	0 9 8	25

The absolute occupancy rise is merely nominal and due to the abandonment of some of the poorer holdings, while the occupancy and ordinary rents have really risen by a great deal more than the figures show. The older land certainly contained what was best of both wheat and rice land, while the newly occupied land as certainly contains a great deal of poor and ill-cleared land of bard and retari soil.

What the precise relation in point of quality borne by the new land to the old may be it is impossible to say. Both contains some poor land, and even the new land contains some rice land, of which some portion is irrigable.

I would therefore estimate the real rise of rents as follows—

I would take the occupancy-cum-ordinary figures and assume that the new land occupied is two-thirds the quality of the old land. At the last Settlement rate this land would then have paid at two-thirds of the occupancy-cum-ordinary rate, or at 5 annas: the occupancy-cum-ordinary land may roughly be said now to comprise—9,665 acres of new land: 5,775 acres of old land.

This at Settlement would have paid—

	Rs. a. p.		Rs.
5,775 acres @ 0 7 9 per acre	...	=	2,797
9,665 " @ 0 5 0 "	...	=	3,020
Total 15,440	...	=	5,817

But this land is now paying Rs. 9,342, so that rents have risen in rate by 61 per cent in reality. This is a rough way of estimating rise in rents, but it is a safer method than to accept the figures as they stand, and indeed to allow for any further error (*e. g.*, if land newly occupied were not quite equal to two-thirds of the old land in value) I would estimate the real increase in rents at 66 per cent.

18. The factors employed are those sanctioned for the tahsil, with the exception that irrigable khardi has been valued at 26, as in the rice groups of the Umrer tahsil. But little of it here grows a double crop, and

Factors.

irrigation here is often from ponds, which might themselves dry up in very scanty rains.

Incidences. 19. I come now to the important subject of incidences, which are set out in the usual tabular form :—

Incidence.				Number of Villages.	Incidence.				Number of Villages.
.18	...	...	...	1	1.30 to 1.40	...	...	...	3
.30 to .40	...	...	...	2	1.40 „ 1.50	...	...	...	4
.40 „ .50	...	...	...	0	1.50 „ 1.60	...	...	...	5
.50 „ .60	...	...	...	1	1.60 „ 1.70	...	...	...	1
.60 „ .70	...	...	...	7	1.70 „ 1.80	...	...	...	1
.70 „ .80	...	...	...	11	1.80 „ 1.90	...	...	...	2
.80 „ .90	...	...	...	6	2.27	...	...	...	1
.90 „ 1.00	...	...	...	7	2.31	...	...	...	1
1.00 „ 1.10	...	...	...	5	2.40	...	...	...	1
1.10 „ 1.20	...	...	...	5	2.76	...	...	...	1
1.20 „ 1.30	...	...	...	3	Total				68

This table shows of course a very wide range between the lowest and highest incidence, but in a group with several villages in which only a few acres are in cultivation, and where weak Gond tenants can be oppressed, such peculiarities of rental pressure are to be expected. It will be found that 41 of the 68 villages in which there is ryoti land, have incidences lying between .60 and 1.20, of which the mean is .90, and the incidence of the whole group is .93.

Again another method of appraising the true average rental pressure of the group is to take such villages only in which there are substantial tenant areas.

I show below the incidences of those villages in which the tenant area is over 300 acres in extent.

They are thus :—

Incidences.				No. of Villages.	Incidences.				No. of Villages.
.36	...	...	...	1	1.00 to 1.10	...	...	...	1
.60 to .70	...	...	...	2	1.20 „ 1.30	...	...	...	1
.70 „ .80	...	...	...	5	1.40 „ 1.50	...	...	...	2
.80 „ .90	...	...	...	1	2.31	...	...	...	1
.90 „ 1.00	...	...	...	2	Total				16

The average of all these incidences comes to .96, but I would exclude, the lowest of .36, found in Karwahi (a large village owned by Gonds, and with Gond tenants, where proprietors and tenants are like one large family), and the highest 2.31, found in Deolapar, where the bardi lands are productive above the ordinary: the village is on the road, and the Mañomedan proprietor has enhanced unreasonably.

If these extremes be excluded, we arrive at 14 villages scattered all over the group, presenting no extraordinary features; all having ryoti areas of over 300 acres, and the average incidence being .90. This then confirms us in accepting the all-round incidence of .93, as fairly representative of the average rental of the group, and not subject to much correction for special causes.

20. This information will then be of assistance in solving with reference to the class incidences what standard rate to adopt.

The class incidences, are as follows :—

Class.		Rise of rate.	Incidence.
		Per cent.	
Absolute occupancy	...	20	.53
Occupancy	...	28	.85
Ordinary	...	24	1.01
All-round		26	.93
Occupancy-cum-ordinary		25	.95

I have already pointed out in paragraph 17 above, that absolute occupancy rents have really not risen at all, and I have estimated that on allowance made for the poorer quality of the land occupied since Settlement, the true rise in rents must have been about 66 per cent.

Then taking '90 as the fair representative incidence of this group, and applying to it the past rise of 66 per cent, the incidence at last Settlement would have been about '54, and the standard rate now indicated would be '80, which is the exact rate which suits absolute occupancy tenants on price grounds.

The standard of '80 then will prove very suitable, for though it is based on price considerations, yet it does not aim at any rent enhancement to speak of. And of course it is much lower than the standard rates of the groups to the south—Ramtek and Dahigaon—of both of which the standards were 1'05.

No doubt if the group were divided up into larger holdings, and cultivated by Kunbis, a higher rate would be justifiable on the score of good communications, but, as it is, I think, '80 will do very well, and be a safe rate to apply to any village of this group.

21. As then I have selected a standard which is pitched low, and is applicable to every village of the group, for it is based on consideration of all those disadvantages which are commonly met with, so in particular villages where land is superior, or tenants better off, where no new land has been occupied and rents have not risen or where the pitch of rents is already very high, it is possible to exceed the standard considerably, and the maximum rate which I have proposed is 1'10 (and 1'20 in one village only).

Here is a table of the various rates which are proposed :—

Rates.	Number of Villages.	Rates.	Number of Villages.
'55 ...	1	'90 ...	3
'60 ...	2	'95 ...	4
'65 ...	1	1'00 ...	17
'70 ...	2	1'05 ...	1
'75 ...	5	1'10 ...	6
'80 ...	24	1'20 ...	1
'85 ...	3	Total ..	72

The solitary case of 1'20, is Deolapar, it has a good situation on the road, a halting place, its lands are for bardi productive above the average, and its incidence being 2'31, this rate will naturally be quite low enough to serve as a basis for reduction. It will also be noticed that there are very few instances in which the standard rate is exceeded, where enhancement is provided for. On the other hand, the proposals as they stand seem to contemplate a good deal of rent reduction. How much reduction will be effected it is hard to say until holdings are examined in detail, and deduced rents have been worked out for them.

22. I would in this relation notice the arrears of rent. Over the group, as a whole they amounted last year to Rs. 1,276, or 13 per cent. on the rental, but in 29 villages there were no arrears at all. The villages in which the principal arrears occur, with the incidences and rates proposed, are given below :—

Village.	Arrears.	Incidence.	Rate proposed.
	Rs.		
Kharbikhera ...	64	1'52	1'10
Dongartal ...	100	1'64	1'10
Deolapar ...	70	2'31	1'20
Khirki ...	55	'88	'80
Saundni ...	105	1'42	1'00
Pipariya ...	45	1'53	1'00
Dahoda ...	40	'80	1'00
Ambajhari ...	150	'71	'85
Shahpur ...	47	'63	'75
Patbrai ...	175	'73	'85
	851	...	...

Two-thirds of the whole arrears are thus met with in ten villages. In five out of the first six, arrears are due to rents being too high. In the last four, where arrears seem to be largest, it will be noticed that I even propose to enhance rents a little. In the first of these there are very substantial tenants; only 6 out of 29 being in arrears. The last three belong to the Kunbis of Khairi in the Bhiugarh pargana. These men are notoriously cunning, and from examination of the figures of some eight or ten villages held by them here and elsewhere, I am convinced that they have deliberately allowed arrears to remain uncollected, with a view to a lenient Settlement. In these villages there are substantial areas of wheat land, and other castes besides Gonds are represented; some tenants being well-to-do. The malguzars are money-lenders and collect debts before rents, and these being wheat villages were more affected by the poor season of 1891-92 than any other part of the group. The arrears in these villages have nothing to do with rents being high or tenants specially poor, and hence I have not paid attention to them much.

23. The assets of the group, exclusive of Siwai at last Settlement, were as follows:—

Assets of the group.				Rs. a. p.		
	Cash	...	...	3,505	0	6
	Value of sir, &c.	...	...	1,029	12	6
Total				5,134	13	0

At present the assets are as under—

				Rs. a. p.		
	Cash rents	...	...	9,808	2	0
	Value of sir, &c.	...	...	2,785	13	2
Total				12,593	15	2

These assets exceed those of last Settlement by 159 per cent. Then Siwai has to be taken into account. This income as estimated by Mr. Swiney comes to Rs. 1,660, about half of which is derived from mahua. It is possible that this may be modified slightly at assessment with reference to some disputed cases. Of course this is nothing to what proprietors have derived in the past by reckless use of jungle, but their future income will be much curtailed.

24. The revenue fixed at last Settlement was Rs. 4,944; its precise incidence on assets cannot be ascertained, but if the Siwai of that date be put down at Rs. 1,500, then it would have been about 74 per cent, and on the present assets the revenue might be enhanced by about 50 per cent, and this is probably what will be the gain here; for it will be seldom possible to take more than 50 per cent: there will be but little rent enhancement, and the valuation of sir will hardly exceed the valuation at the present all-round rate by much.

By addition of rough estimates framed village by village, I put the future revenue at about Rs. 7,500. But it is useless to attempt an estimate of rents, since the present rents will exceed the deduced in so many cases that without going through the whole process of assessment for which the time is too short, it is impossible to forecast with accuracy what the rent is likely to be. There will, however, of course be some increase of absolute occupancy rents, and a petty increase in occupancy rents gained in the good villages; while ordinary rents will probably not alter very much.

25. I give below a table which shows the more important figures of all the groups of the tahsil of the Ramtek and Tarsa parganas, contrasted with those of the Dongartal group—

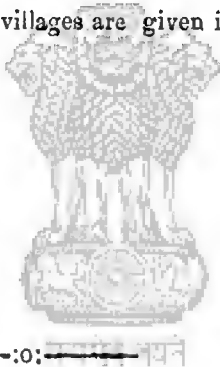
Group.	Area square mile.	Percent- age occu- pied.	Percent- age culti- vated.	Percent- age to cultivated area of wheat land	Percentage to cropped area of—		
					Wheat.	Juari and Juari-tar.	Rice.
1	2	3	4	5	6	7	8
Tarsa-Khat	111	90	77	88	48	18	3
Kodameñdhi	110	90	73	85.5	48	13	6
Chachar	110	91	81	83	41.5	23.5	1
Ramtek	83½	70	57	70	34	24	11
Dahigaon	57½	52	42	58	32	14	14
Dongartal (Under report)	77	42	38	21	10.5	31.5	25

Group.	INCREASE PER CENT IN AREA		Rent-rate per acre.	Increase since Settlement.	Unit incidence.	Standard rate.	POPULATION.	
	Occupied.	Cultivated.					To total square mile.	To culti- vated square mile.
1	2	3	4	5	6	7	8	9
			Re. a. p.					
Tarsa-Khat ...	2	9	0 12 9	25	·69	·85	194	253
Kodamendhi ...	1	9	0 12 11	32	·78	·90	182	247
Chachar ...	4	7	1 1 8	20	·94	1·15	190	232
Ramtek ...	14	14	0 13 3	27	·88	1·05	257	450
Dahigaon ...	36	44	0 11 11	28	1·06	1·05	100	240
Dongartal (Under report).	100	97	0 9 7	26	·93	·80	140	372

Some details of the patch cultivation villages are given in the appendix which accom-
panies this report.

NAGPUR: }
Dated the 2nd November 1893. }

R. H. CRADDOCK,
Settlement Officer.



Appendix to the Dongartal Rent-rate Report.

The figures relating to the excised village of Warambhá Tolá and of the patch cultivation attached to the villages of Chiknapur, Puzda and of the forest village of Khursapar are given in this appendix. For a better appreciation of these plots their traces and ryotwari abstracts are also sent.

None of them seem large enough to make ryotwari villages of, but orders have been issued as regards Warambhá, vide your No. 2521-22, of the 2nd September 1892, and Khursapar seems to have as good a title as Warambhá to be dealt with by the Revenue Department.

Brief notes of the plots and the rate which would be appropriate, if any should be required, are added to the figures. Even if none of these be constituted ryotwari villages, and continue to be managed by the Forest Department, I do not see why some fixity of tenure should not be guaranteed to the holders, and their payments revised according to the principles on which rents are fixed in the malguzari villages of the group.

NAGPUR: }
Dated the 2nd November 1893. }

R. H. CRADDOCK,
Settlement Officer.

STATEMENT C.—of the 'Patch' cultivation in the Dongartal Group.

Number and Name of Village and Mahal.	Class of tenants.	AT FORMER SETTLEMENT.			AT PRESENT.			Increase (+) or Decrease (—) per cent of present incidence on that of former Settlement.	Incidence per soil-unit.	Unit-rate proposed.	Remarks.
		Tenant area.	Rental.	Incidence per acre.	Tenant area.	Rental.	Incidence per acre.				
1.	2	3	4	5	6	7	8	9	10	11	12
1. Puzda Chak	Government ryots	...	...	...	9.65	5 4 0	0 8 8	...	.62	.80	This is a small plot excised from the forest, measuring 9.65 acres, and leased out to a Gond, who lives at Puzda, for Rs. 5-4-0 yearly. He has held it for the last 15 or 20 years. The soil is classed as morand II ran, and is situated on the north, adjoining the boundary of Puzda and of field No. 202 of Puzda. The standard rate of .80 would be fair.
2. Chiknapur Tola	Do.	...	...	...	50.88	20 8 0	0 6 5	...	.73	.80	This is a small plot, separated from the malguzari village of Chiknapur by a narrow belt of Government forest, and lying about quarter of a mile north of the village site of Chiknapur. The area is 52.67 acres, and consists of a good area of irrigated and unirrigated rice land, with a small area under minor produce. It is leased out to a Gond, who lives within the plot, for Rs. 20-8-0 yearly. He has held it for nearly 20 years. I would value at .80.
3. Kursapar	Ordinary	...	...	...	34.95	16 8 0	0 7 7	...	1.18	1.10	This is a small plot in two separate portions of 46.69 acres, lying along the Sonni border, about a mile north-west of Gurra. It is leased out by the Forest Department to Gonds (who have built a small abadi here), for Rs. 16-8-0 yearly. They have held it for nearly twelve years. The western portions, which also hold the abadi, might be settled with them. If so, the rate of 1.10 would do.
4. Warambha Chak	Government ryots	...	...	...	23.90	10 8 0	0 7 0	...	1.32	1.10	This is a small plot of 36.74 acres, excised by the Forest Department, and leased out to two Gonds, two Holias and a Kalar, for Rs. 10-8-0 yearly. It lies just outside the south boundary of Warambha, about one-fourth mile south of the village site of Warambha. The cultivators live within the plot. I would settle at 1.10.

NAGPUR:

Dated the 2nd November 1893.

R. H. CRADDOCK,
Settlement Officer.

RENT-RATE REPORT FOR THE DONGARTAL GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

—:o:—

No. C-454, dated the 6th November 1893.

Submitted to the Revenue Secretary to the Chief Commissioner.

We are here dealing with a tract of the poorest type such as are commonly met with in the Satpura districts. The soil is poor—rabi crops are but little grown—and the only cultivation of any value from a revenue-paying point of view is that of rice, which is largely irrigated from small tanks or ponds. The population was within recent times mainly aboriginal, and, although outside immigrants are gradually establishing themselves, Gonds still form the most numerous class. As usual, they have largely lost the proprietary rights granted to them at last Settlement. No less than 33 out of the 72 villages which the group comprises having changed hands since last Settlement.

2. The area statistics show cultivation to have doubled, but I distrust the accuracy of the records of last Settlement, which in backward tracts of this kind were most carelessly prepared. Population has only increased by 5 per cent, and if the cultivated area at the time of last Settlement was as small as it was represented to be, the pressure of the population was over 1 to the cultivated acre,—which is out of the question. Doubtless, however, at that time the areas now under Government forest reserves supported a far larger number of people than they do now, and this may partly explain this anomaly. The statistics show rent-rates to have risen, on the acreage, by about a quarter, and if allowance be made for the inferior quality of the new land, by much more than this. But I doubt whether in reality there has been much general rise,—the occupied area of last Settlement being much understated.

3. Excluding Siwai from account, assets have more than doubled, and a very lenient assessment would enhance the present revenue by 50 per cent. Rent enhancement of a general character would have been undesirable, and the Settlement Officer has only provided for the raising of abnormally low payments coupled with reductions where rents are abnormally high. His proposals do not seem open to criticism in detail, and I beg to recommend them for sanction as they stand.

4. Regarding the poor plots of non-proprietary cultivation referred to in the appendix, I would note that the constitution of Warambhá as a ryotwari village, has been ordered in Secretariat letter No. 3822, dated the 27th June 1891, and these orders should be carried out. I would also form Khursapar into a village giving it a proper boundary and some *nistar* land, but omitting the small disconnected plot. The fields at Puzda and Chiknapur can be demarcated as they stand and settled ryotwari; the rents being made payable through the *malguzar* or *mokasdar* of the adjoining *malguzari* villages of the same name. I am averse to resuming cultivation in this sparsely cultivated tract—quite apart from our obligations to present incumbents,—and the Settlement of these plots in the methods proposed will offer no difficulty.

J. B. FULLER,
Commissioner of Settlements and Agriculture,
Central Provinces.

STATEMENT A.—Dongartal Group of the Ramtek Tahsil, Nagpur District.

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and musaf land.	Total.			Cash.	Estimated value of sir, khudkasht and musaf land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
1 194	Chichda ...	29 0 0	...	29 0 0	53 0	190	57 0 0	16 4 8	73 4 8	44 4 8	151	421
2 193	Maharpeth ...	...	13 12 11	13 12 11	20 0	...	...	12 8 2	12 8 2	-1 4 9	...	-17
3 188	Ranjam ...	7 0 0	0 6 10	7 6 10	20 0	269	75 0 0	30 7 1	105 7 1	98 0 3	1,318	955
4 192	Ghoti ...	49 8 0	31 1 4	80 9 4	100 0	119	186 8 0	44 10 8	231 2 8	150 9 4	186	164
5 186	Salae ...	94 0 0	55 15 5	149 15 5	125 0	83	178 14 0	96 10 10	275 8 10	125 9 5	83	407
6 184	Hiura ...	31 12 0	11 4 9	43 0 9	100 0	233	231 12 0	11 1 6	242 13 6	199 12 9	465	94
7 180	Sheomara ...	43 0 0	12 2 7	55 2 7	90 0	163	104 0 0	7 12 0	111 12 0	56 9 5	104	-5
8 183	Warghat ...	63 4 0	10 9 0	73 13 0	120 0	162	163 0 0	21 14 2	184 14 2	111 1 2	150	137
9 105	Khanora ...	163 0 0	60 11 9	223 11 9	220 0	98	352 0 0	171 4 1	523 4 1	299 8 4	133	58
10 164	Tuyapar ...	36 0 0	31 6 6	67 6 6	60 0	8	221 12 0	84 15 3	306 11 3	239 4 9	355	194
11 187	Umri ...	12 0 0	5 1 1	17 1 1	20 0	117	73 4 0	6 10 8	79 14 8	82 18 7	368	370
12 152	Junawani ...	...	11 9 1	11 9 1	20 0	...	46 0 0	13 10 9	59 10 9	48 1 8	417	540
13 126	Gareghat ...	11 4 0	20 10 7	31 14 7	13 0	41	39 8 0	25 7 1	64 15 1	33 0 6	103	193
14 155	Nawegaon ...	27 0 0	12 4 10	39 4 10	45 0	114	97 8 0	28 11 8	126 3 8	86 14 10	221	47
15 154	Belda ...	59 12 0	10 9 7	70 5 7	80 0	114	105 2 0	44 5 10	149 7 10	79 2 8	113	164
16 163	Lakhapur ...	9 12 0	...	9 12 0	40 0	410	51 0 0	36 4 4	87 4 4	77 8 4	795	489
17 185	Phuljhari ...	75 4 0	...	75 4 0	100 0	133	146 0 0	7 14 9	153 14 9	78 10 9	105	65
18 162	Akola ...	65 0 0	18 14 1	73 14 1	70 0	95	76 12 0	57 6 6	134 2 6	60 4 5	81	144

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase or decrease.	Remarks.	
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.		
37	Usripur ...	32 8 0	22 6 3	54 14 3	35 0	64	64 4 0	45 11 3	109 15 3	109 15 3	109	250
112												
38	Bakhari ...	22 8 0	24 11 2	47 3 2	35 0	74	1 0 0	81 12 1	82 12 1	30 0 0	30	-73
110												
39	Kharbikhara, Mahal I ...	61 0 0	55 1 1	116 1 1	42 0	36	129 8 0	51 7 2	180 15 2	180 15 2	180	12
113	Do., do., II ...						72 12 0	36 9 6	109 5 6			
40	Dongartal ...	86 8 0	60 9 9	147 1 9	100 0	68	223 0 0	80 13 8	303 13 8	150 0 0	150	140
130												
41	Jhanjaria ...	173 4 0	51 0 2	224 4 2	195 0	87	319 8 0	57 9 11	377 1 11	150 0 0	150	5
131												
42	Deolapar ...	47 4 0	10 14 4	58 2 4	60 0	103	390 8 0	28 14 8	419 6 8	30 0 0	30	261
149												
43	Katta ...	71 12 0	103 0 0	174 12 0	50 0	28	166 6 0	67 4 5	233 10 5	100 0 0	100	203
148												
44	Sindewani ...	19 8 0	...	19 8 0	80 0	410	59 6 0	55 14 11	115 4 11	50 0 0	50	85
168												
45	Khirkhi ...	19 8 0	6 0 9	25 8 9	80 0	314	108 12 0	58 9 2	167 5 2	100 0 0	100	91
166												
46	Pendhri ...	20 8 0	3 12 5	24 4 5	80 0	330	130 12 0	27 15 10	158 11 10	120 0 0	120	270
169												
47	Saundni ...	33 8 0	3 10 5	37 2 5	70 0	189	356 12 0	70 3 1	426 15 1	38 0 0	38	69
182												
48	Manegaon ...	26 0 0	...	26 0 0	50 0	192	181 0 0	32 15 8	213 15 8	18 0 0	18	137
181												
49	Kharpara ...	57 4 0	36 2 10	93 6 10	70 0	75	94 12 0	31 11 11	126 7 11	30 0 0	30	-18
178												
50	Saongi, Mahal I ...	81 4 0	11 7 3	92 11 3	150 0	161	43 6 0	42 10 4	86 0 4	86 0 4	86	74
170	Do., do., II ...						61 6 0	21 11 3	83 1 3			
51	Bothia ...	18 0 0	50 15 11	68 15 11	35 0	51	118 2 0	10 15 2	129 1 2	60 0 0	60	173
171												
52	Palora ...	68 12 0	39 1 3	107 13 3	50 0	46	197 4 0	72 0 1	1,269 4 1	100 0 0	100	137
147												
53	Bagholi ...	113 12 0	35 5 5	149 1 5	153 0	103	137 8 0	57 13 6	195 5 6	40 0 0	40	10
134												
54	Khapa ...	16 0 0	98 11 6	114 11 6	40 0	35	3 0 0	23 5 6	26 5 6	10 0 0	10	-80
109												

STATEMENT A.—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
55 109	Silari ...	26 0 0	14 10 1	40 10 1	40 0	98	119 0 0	...	119 0 0	78 5 11	190	120
56 135	Pipariya ...	81 12 0	36 12 8	118 8 8	50 0	42	107 4 0	70 4 4	177 8 4	58 15 8	50	...
57 140	Solae, Mahal I ...	46 9 0	40 10 4	96 3 4	50 0	52	92 8 0	39 10 9	132 2 9	55 0 4	57	105
	Do., do., II...						12 12 0	6 4 11	19 0 11			
58 107	Ghoti ...	89 8 0	6 3 11	95 11 11	55 0	57	114 0 0	16 8 6	130 8 6	34 12 7	36	61
59 18	Mohgaon, Mahal I ...	10 0 0	6 8 4	16 8 4	20 0	121	...	...	...	-16 8 4	...	-40
	Do., do., II...						...	...	...
60 106	Jamnua (Waste Land Plot)	...	...	...	...	...	43 0 0	...	43 0 0	43 0 0	...	...
61 105	Tuyapar ...	2 6 0	...	2 6 0	30 0	1,263	3 8 0	2 9 6	6 1 6	3 11 6	157	154
62 137	Dahoda ...	183 12 0	207 7 8	391 3 8	160 0	40	235 0 0	73 8 4	308 8 4	-82 11 4	-21	7
63 168	Surjbari ...	...	...	...	...	...	46 4 0	9 7 2	55 11 2	55 11 2	...	309
64 138	Ambajbari ...	261 0 0	44 7 0	305 7 0	200 0	66	345 12 0	72 14 1	418 10 1	113 3 1	37	13
65 139	Shahpur ...	6 8 0	18 10 3	25 2 3	20 0	80	87 8 0	6 3 8	93 11 8	68 9 5	268	295
66 143	Hura ...	28 0 0	42 6 2	70 6 2	100 0	142	167 10 0	69 8 0	237 2 0	166 11 10	238	-6
67 141	Pathrai ...	173 8 0	1 4 8	174 12 8	120 0	69	313 4 0	19 10 3	332 14 3	158 1 7	90	88
68 141	Debipur ...	...	...	...	...	...	203 4 0	5 3 2	208 7 2	208 7 2	...	...
69 144	Mahodi ...	49 0 0	12 7 8	61 7 8	48 0	80	95 0 0	50 2 10	145 2 10	83 11 2	136	58
70 145	Chargaon ...	35 13 6	18 0 0	53 13 6	20 0	37	14 12 0	25 7 9	40 3 9	-13 9 9	-24	3
71 172	Sitapur ...	...	...	...	...	...	223 0 0	45 5 0	278 5 0	278 5 0	...	...
72 172	Pauni ...	7 0 0	0 9 10	7 9 10	25 0	328	41 4 0	34 6 6	75 10 0	68 0 8	894	2,559
GRAND TOTAL ...		3,605 0 6	1,629 12 6	5,134 13 0	4,944 3	96	9,808 2 0	2,785 18 2	12,593 15 2	7,649 12 2	159	97

STATEMENT B.—Showing the scale of factors adopted for the Dongartal Group of the Ramtek Tahsil, Nagpur District.



Soil class.	WHEAT LAND.										RICE LAND.								GARDEN LAND.			MINOR CROPS.								
	Ordinary.	Lavan.	Khar.	Randhia.	Bandhan.	Pathar.	Wahuri.	Irrigable.	Kharir irrigable.	Rán.		Irrigable.	Saman.				Jhilan.		Tikra.		Ordinary.	Khar.	Irrigable.	Barani.	Ordinary.	Khar.				
										—20 per cent.	—40 per cent.		Ordinary.	Khar.	Ordinary.	Khar.	Ordinary.	Khar.	Ordinary.	Khar.										
Kali II.	...	36	40	64	36	40	29	18	36	64	29	22	...	...	...	...	...	...	...	...	...	...	72	76	36	64	...	...	45	35
Morad I	...	32	38	56	32	38	26	16	32	56	26	20	...	...	...	...	...	...	...	...	...	...	64	68	32	56	...	...	20	14
Do., II	...	24	28	42	24	28	19	16	24	42	19	14	...	...	...	...	...	...	...	...	...	...	48	51	24	42	...	...	14	35
Khardi gohari	...	16	19	28	16	19	14	14	16	28	12	10	...	...	...	...	...	...	...	...	...	...	32	33	16	28	...	...	...	...
Do., mutafarika	32	33	8	16	...	...	8	24
Bardi	10	11	(5)	(10)	...	...	5	10

STATEMENT C.—Dongartal Group of the Ramtek Tahsil, Nagpur District.

Serial and Settlement Nos.	Name of Village and Mahal	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1		3	4	5	6	7	8	9	10	11	12
1	Chichda	1215	10 8 0	0 13 10	This is the southernmost village of the group close to Umri of the Dahgaon forest. It is surrounded by dense Government forest, and lies on what was once a frequented route connecting the Balachhat district with Ramtek. It is a wretched village; nearly all the soil being baridi or retari, and the Lohar proprietor, who bought it for a mere song, has been doing a great deal towards establishing rice cultivation for himself and inducing cultivators to take up land. Some well-to-do persons, including a Ramtek money-lender, have taken up blocks of land; the latter holds 100 acres for Rs. 12, but as yet not an acre is broken up. The local tenants are rather a wretched lot of Gond. With cultivation in what is still an incipient state, the incidence of course means nothing, while any rent enhancement is out of the question. As it is, however, cultivation has quintupled, and assets are nearly treble what they were at last Settlement. The village is, however, sufficiently accessible to warrent its paying above the average, and such as they are the soils are good of their class. There is room for extension of rice land, and the proprietor is engaged on irrigation tanks. On these grounds, I would adopt a rate of 100, merely as a guide.
	Occupancy	4110	15 0 0	0 5 10	16923	57 0 0	0 5 5	-7	276	100	
	Ordinary	5325	25 8 0	0 7 8	16923	57 0 0	0 5 5	-30	276	100	
	All-round	4110	15 0 0	0 5 10	16923	57 0 0	0 5 5	-7	276	100	
	Occupancy-cum-ordinary	1175	3 8 0	0 4 9	...	...	...	...	...	100
	Malik-makbuza	...	...	...	...	...	...	...	...	100
2	Maharpoth	100	A small rich village north-east of Chichda, from which it is separated by a narrow belt of jungle. It is owned by the Nazir of the District Court, who obtained it in satisfaction of debt, which was not realizable. The bulk of the soil is retari, with a little wheat, gram and rice. Only 18 per cent of the area is occupied, nearly all of which is cultivated by the malguzar. There are no tenants, but a Gond, who looks after the malguzar's cultivation, holds a small area free
	Absolute occupancy	...	...	...	...	...	...	...	...	100
	Occupancy	...	...	...	...	...	...	...	...	100
	Ordinary	...	...	...	347	...	...	...	...	100
	All-round	...	...	...	347	...	...	...	...	100
	Occupancy-cum-ordinary	...	...	...	347	...	...	...	...	100

This is a rather superior jungle village for this tract north-east of Ghoti. The village huts are scattered amongst enclosures. A large number of Gaudis live here, who gain a livelihood by making ghi, and include two Pandhri payers. The maguzars are Gaudis, who have held the village from before Settlement. There is a small area of wheat land in the north-east corner, of inferior khadi, but the bulk of the soils are bard and retari. The chief crops are rice (irrigated 80 acres, unirrigated 70 acres), jauri-¹, &c. There are 17 tenants—(Gonds 2, Gaudis 11, Kalar 1, &c., and are classed as A 2, B 2 and C 13; a very good lot for a jungle village. There are also 25 Sanad-holders, who keep a large number of buffaloes. Arrcars a-e unusual. The ordinary area of Settlement has now become occupancy, and most of the absolute occupancy area merged into sir; whilst the ordinary area is all retari and bard newly taken up. The real rise in rent is shown by the occupancy figure. The best guide is the occupancy incidence, but I would not go so high in this group, but merely adopt 110, the maximum, for the group, and value the extensive sir at 1-20.

This is the largest village of the group, and has some resemblance to the plain villages in the south of the taluk; it lies on the same road as Ghoti and Salae. There are some fairly good houses, with a population, of nearly 400, with a Vernacular School, and a weekly market frequented by traders from Ramtek. The village is owned by Mahomedans, who are not good managers, and was bought for Rs. 5,000 in 1891. The land is flat, and contains some good irrigated rice land, with very little besides; the bulk of the soil being barli. There are 29 tenants, who hold land in adjoining villages, also, and 60 Sanadholders—Kalars 10, Gonds 8, Pardhans 3 and Mahomedans 2, &c., and are classed as A 2, B 1, C 17 and D 9; an average lot only. Arrears are trifling, and are admittedly realizable. Rents have increased enormously, and are as high as can be expected. The safest guide is the occupancy incidence, and I would adopt 1-10, the maximum, which will admit of some levelling up all round.

5		186										1-10 1-20	
Salae	(Absolute occupancy ..	27.50	35 4 0	1 4 6	...	...	...	...	...	...	...	...	...
	... { Occupancy	11.95	7 0 0	0 9 5	111.00	101 14 0	0 14 8	56	1.46	...	...	...	...
	... { Ordinary	90.85	51 12 0	0 9 1	139.08	77 0 0	0 8 10	-3	1.67	...	...	...	...
	All-round ...	130.30	94 0 0	0 11 7	250.08	178 14 0	0 11 5	-1	1.54	...	...	...	...
Occupancy-cum-ordinary ...		102.80	58 12 0	0 9 2	250.08	178 14 0	0 11 5	25	1.54	...	...	...	...
 नमो भगवते वासुदेवाय													
Hiaia	(Absolute occupancy ...	29.83	4 4 0	0 2 3	12.21	1 4 0	0 1 8	-26	1.05	...	...	...	...
	... { Occupancy	12.50	3 0 0	0 3 10	141.44	69 8 0	0 7 10	104	1.15	...	...	...	...
	... { Ordinary	80.27	24 8 0	0 4 11	197.82	161 0 0	0 13 0	164	1.62	...	...	...	...
	All-round ...	122.60	31 12 0	0 4 2	351.47	231 12 0	0 10 7	154	1.44	...	...	...	...
Occupancy-cum-ordinary ...		92.77	27 8 0	0 4 9	339.26	230 8 0	0 10 10	128	1.44	...	...	...	...
 नमो भगवते वासुदेवाय													
6		841										1-10	

STATEMENT C.—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
7	Sheomara	Acres.	Bs. a. p.	Bs. a. p.	Acres.	Bs. a. p.	Bs. a. p.				This is a large <i>riti</i> village south-west of Hiura, surrounded on three sides by dense Government forest. It is owned by the malguzar of Warghat, a Parwar-Bania, who obtained it from the Gond proprietors, in satisfaction of debt. The land is flat, and there is some fair irrigated rice land. The bulk of the soil is bardi, and there is little besides rice and juari. The poorer land is very imperfectly cleared as yet. There are 20 tenants, all Gonds from the adjoining village of Warghat, and are classed as D; a very poor lot. The occupied area is stationary, whilst rents have been enhanced to the full. The village is a poor one, and land is not in demand. I would not enhance at all, but merely adopt a rate of .75, which suits absolute occupancy tenants, and seems fair, on general grounds. Sir is too trifling for a separate rate.
180	(Absolute occupancy ...) (Occupancy ...) (Ordinary ...) All-round ... Occupancy-cum-ordinary ...	54-38 52-97 76-57 183-92 129-54	17 0 0 7 0 0 19 0 0 43 0 0 26 0 0	0 5 0 0 2 1 0 4 0 0 3 9 0 3 3	42-01 81-83 103-71 233-55 191-54	19 8 0 31 8 0 53 0 0 104 0 0 84 8 0	0 7 5 0 6 2 0 7 9 0 7 1 0 7 1	48 196 94 89 118	.56 .91 .99 .85 .96	Ryoti ? & Sir } .75	
8	Warghat	Acres.	Bs. a. p.	Bs. a. p.	Acres.	Bs. a. p.	Bs. a. p.				
139	(Absolute occupancy ...) (Occupancy ...) (Ordinary ...) All-round ... Occupancy-cum-ordinary ...	58-10 39-95 66-85 164-90 106-80	21 8 0 14 0 0 27 12 0 63 4 0 41 12 0	0 5 11 0 5 7 0 6 8 0 6 2 0 6 3	29-13 134-88 234-82 448-83 419-70	12 0 0 71 12 0 79 4 0 163 0 0 151 0 0	0 6 7 0 8 6 0 4 5 0 5 10 0 5 9	11 52 -34 -5 -8	.61 1.09 .87 .92 .96	.95	

This is a fairly large village west of Hiura, similar to Ghoti, and typical of this tract. It is owned by the Parwar-Bania who holds Sheomara. In the northern half near the village there is a fair area of rice (122 acres) irrigated and unirrigated, scattered amongst fields, where juari-tur is grown. The southern half contains a small area imperfectly cleared and almost flat. The soil is nearly all bardi, and rice, juari and tur are the chief crops. There are 50 tenants—Gonds 40, Kalaras 4, Pardhans 2 and Kunbi 1, &c., and are classed as B 1, C 7 and D 42; a very poor lot. The new land added to holdings here is not so much inferior as is the case in some villages. Occupancy rents, compared with the occupancy-cum-ordinary of last Settlement, would justify a rate of 1.20, but this is too high for absolute occupancy and ordinary tenants, and allowing for poorer land in cultivation, I would accept the occupancy-cum-ordinary incidence and adopt .95.

Khanora	[Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy-cum-ordinary Malik-makbuz	184-85	107 14 0	0 0 4	103-80	09 0 0	0 11 10	23	79
		5-50	2 0 0	0 5 10	47-23	48 9 0	0 13 8	167	52
		64-55	14 0 0	0 3 2	277-45	179 14 0	0 10 2	183	69
		254-90	124 8 0	0 7 10	630-47	512 0 0	0 11 11	53	76
		70-05	16 10 0	0 3 10	314-57	220 2 0	0 11 4	125	81
Tyapar	[Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy-cum-ordinary	67-20	38 8 0	0 9 2	62-21	40 0 2	0 10 1	19	34
		13-95	8 0 0	0 9 2	15-81	8 0 0	0 8 1	12	45
		58-25	7 12 0	0 2 2	71-56	32 8 0	0 7 8	943	63
		86-40	20 4 0	0 3 9	277-23	180 4 0	0 10 5	177	73
		158-60	36 0 0	0 3 8	284-25	221 12 0	0 9 9	136	92
Khanora	[Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy-cum-ordinary	144-65	28 0 0	0 3 1	343-34	219 12 0	0 5 10	212	73

This is a fairly large village north of Hura. It is situated on the right bank of the Gonds, who are fairly well-to-do, and have held the village from before Settlement. A small stream intersects the village. On the east of this stream the land is fairly flat wheat land of morand II and morand III of inferior kind, with small patches of rice on the west is a small area under wheat. The bulk of the soil is khardi, with some retari and morand II of inferior kind. The crops are jwar, tur, with wheat (85 acres), rice (78 acres), and kodo, (59 acres). The tenants are—Gonds 22, Gaulis 5, Kumbis 4 and Brahmins 2, and are classed as B5, C12 and D14 (chiefly Gonds). There are practically no arrears. There is no comparison possible of the merely nominal rents of last Settlement with those now paid. For, though the occupied area has increased very largely, cultivation within holdings has increased very much, and the newly occupied area is on the average not much inferior to the old, as fallows are not so large now, and the areas of the best crops have increased along with the poorer crops. On the cropped acre the rise in rental has been only 52 per cent, and the present incidence may be accepted. I propose 75 both for ryoti and sir lands.

This is an ordinary village of this tract north of Khanora. The malgizars are Gaulis, who are fairly well-to-do, and have held the village from before Settlement. A small stream intersects the village. On the east of this stream the land is fairly flat wheat land of morand II and morand III of inferior kind, with small patches of rice on the west is a small area under wheat. The bulk of the soil is khardi, with some retari and morand II of inferior kind. The crops are jwar, tur, with wheat (85 acres), rice (78 acres), and kodo, (59 acres). The tenants are—Gonds 22, Gaulis 5, Kumbis 4 and Brahmins 2, and are classed as B5, C12 and D14 (chiefly Gonds). There are practically no arrears. There is no comparison possible of the merely nominal rents of last Settlement with those now paid. For, though the occupied area has increased very largely, cultivation within holdings has increased very much, and the newly occupied area is on the average not much inferior to the old, as fallows are not so large now, and the areas of the best crops have increased along with the poorer crops. On the cropped acre the rise in rental has been only 52 per cent, and the present incidence may be accepted. I propose 75 both for ryoti and sir lands.

STATEMENT Cj—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.				AT PRESENT.				Increase per cent of present acreage over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.		Rent.		Area.		Rent.					
		3	4	5	6	7	8	9	10				
1	2	3	4	5	6	7	8	9	10	11	12		
11 167	Umrā (Absolute occupancy ... Occupancy ... (Ordinary All-round Occupancy-cum-ordinary ...	Acrea. 80 1455 4630 6165 6085	Rs. a. p. 2 0 0 3 0 0 7 0 0 12 0 0 10 0 0	Rs. a. p. 2 8 0 0 3 4 0 2 5 0 3 1 0 2 8	Acrea. 70 4347 21908 26325 26256	Rs. a. p. 1 0 0 17 0 0 55 4 0 73 4 0 72 4 0	Rs. a. p. 1 6 10 0 6 3 0 4 0 0 4 5 0 4 5	—43 87 65 43 65	533 67 64 65 65	Ryoti } 65 & Sir }		This is a miserable little village north-west of Tuyapar. The malguzars are Gonds, who have held this and the adjoining village of Junewani from before Settlement. The land is fairly flat: 74 per cent of the area being occupied. In the south-east corner is a small area of unirrigated rice, and to the north-west is poor land. Soils are chiefly khadi of superior kind and bardi, with some retari. Crops are juari, rice and kodon; there being little besides. There were arrears of Rs. 19. Tenants are—Gonds 13, Gauli 1, Sunar 1, &c., and are classed as B 1, C 1 and D 13; a very poor lot. Rents at Settlement were nominal, and no fair comparison is possible. The amount of arrears and the condition of the tenants show that the village is a very poor one, and I would merely adopt the all-round incidence, and propose 65. Sir is very small in extent, and the same rate will do.	
12 152	Junewani (Absolute occupancy ... Occupancy ... (Ordinary All-round Occupancy-cum-ordinary ...	... ... ... ... ...	... ... ... ... ...	... ... ... ... ...	... 5401 6277 11678 11678	... 26 0 0 20 0 0 46 0 0 46 0 0	... 0 7 8 0 5 1 0 6 4 0 6 4	... ... ... ... ...	... 71 73 71 71	Ryoti } 75 & Sir }		This is another wretched little village north of Umrā, and owned by the same Gond proprietors. The land is fairly flat. To the east is a fair area of rice irrigated from small tanks, and a very smaller area under wheat. The bulk of the soil is khadi of inferior kind and retari. Crops are chiefly rice, juari and tur, with a little wheat and gram. Tenants are—Gonds 11 and Holi 1, and are all classed as D; a very poor lot. There were arrears of Rs. 24, or half the total rent-roll. There was no ryoti land at Settlement: only a little proprietary cultivation. The incidence must be taken as about representing the demand in this out of the way village, and I would adopt 75 for both ryoti and sir land.

STATEMENT C.—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT				AT PRESENT.			Increase per cent of present acreage incidence over that of last settlement	Riots cases per soil-unit	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
								3					4	5	6	7	8
1		2							9	11	12	
16	Lakhapur	(Absolute occupancy ...)	...	...	...	...	...	...	...	...	...	This is a miserable little village south of Belda, belonging to the Khanora-Gonds. There is a little irrigated rice land, and a small patch of khairi wheat land, but the bulk of the soil is barli and poor khairi, and almost the only crops are rice, juar and sesam. The village huts are of the poorest description. The proprietors cultivate extensively, and hold all the best of the rice land. Tenants' holdings are very wretched. They number 16, of whom 7 are merely Sanad-holders and 9 are 11 Gonds, 2 Kalaras and 2 Mahars, &c. One man is B class, and the rest all D. Rents are not excessive, and there are no arrears. No compensation at all is possible with the small tenant area at last Settlement, but I certainly do not wish to enhance here, and would merely adopt the standard rate of '86 and value the sir at 100.
163		Occupancy ...	...	...	...	...	...	...	...	...	...
		Ordinary ...	33-85	9 12 0	0 4 7	101-46	41 0 0	0 6 3	42	2-36	...	
		All-round ...	33-85	9 12 0	0 4 7	123-06	51 0 0	0 6 5	40	...	...
		Occupancy-cum-ordinary ...	33-85	9 12 0	0 4 7	123-36	51 0 0	0 6 5	40	...	...
17	Phuljhari	(Absolute occupancy ...)	131-60	69 0 0	0 8 5	105-19	64 0 0	0 9 9	16	...	...	This is a small village south of Lakhapur, and belonging to a good village of Hira on the north-east. The bulk of the land is retari and barli, growing khairi, kodon, kuki, &c., but there is in the centre a substantial area of good rice land. The accounts for 60 per cent of the cropped area, and the next largest crop is kodon. There are only a few huts, and most of the tenants come from Hira and Khanora. They number 16, with 7 Sanad-holders, and comprise 13 Gonds, 4 Kalaras and 2 Mahars,—classified as B 2, C 2 and D 11. They are of course chiefly poor, but not to such an extent as in some of the jungle villages of this tract. The proprietors are the Khanora-Gonds. As poorer land has been occupied, the real rise in rents has doubtless been much larger, these would appear from the figures, but protected tenants may reasonably be called upon to pay some enhancement, as they hold valuable
185		Occupancy ...	9-60	2 0 0	0 3 4	71-50	29 8 0	0 6 7	97	...	...
		Ordinary ...	19-60	4 4 0	0 3 6	112-71	52 8 0	0 7 5	112	...	...
		All-round ...	160-80	76 4 0	0 7 5	235-40	146 0 0	0 8 0	7	...	...
		Occupancy-cum-ordinary ...	29-20	6 4 0	0 2 5	284-51	86 0 0	0 7 1	107	...	...

rice land, and are not asking out subsistence on kodon fields, and the rate which seems fair is '95, calculated to raise rents by 25 per cent; this will necessitate margins to occupancy tenants whose payments cannot be compared with the occupancy or ordinary of last Settlement. The position of the village near Hura and Khafura justifies the standard rate being exceeded, as also the fact that it has a substantial area of rice land. I propose '95. There is very little sir.

This is a miserable village situated east of Phuljhari, right in the jungle. There is a little irrigated rice land held by the Gond proprietors, but the bulk of the tenant lands consist of retari, cropped with kodon, which is the chief crop. The Gond proprietors are deeply involved to a Rautek money-lender, and the 18 tenants, 14 of whom are Gonds, live a hand-to-mouth existence, subsisting for part of the year on a weak gruel made from kodon and malua. Though no rents are in arrears, there is no stability here: all tenants are of the D class, and frequently holdings are abandoned, and tenants come and go. One Gond family holds the malik-makbaza and absolute occupancy plots, and they may be said to be settled. Rents are all round too high for such poor land, and I would propose the standard rate of '80 for ryoti lands, and value the sir at 1'00. There will be little or no revenue enhancement, but the village is one of the poorest I have ever seen.

This is a wretched little village north of Tangla at the south-east corner of the group. A broad belt of jungle divides it from the villages just described above. The present malguzar is a Chhatra of Rautek, who acquired it in satisfaction of debt. The village site consists of scattered huts within their enclosures. A small stream intersects the village, and the ground on both sides slopes down to this stream. The whole of the soil is retari, and rice is the chief crop. There are 8 tenants, 3 Sanad-holders--Gonds 7 and Mahar 1, and are all classed as D. Rental arrears are unusual. Occupied area has quitpanted. The rents at Settlement were merely nominal, and no fair comparison can be made. But with such wretched soils and such poor tenants, enhancement is out of the question, and I would merely propose the standard rate of '80. The sir area is quite trifling.

18 162	Akola	{ Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary Malik-makbaza	26-65	23 0 0	0 13 10	13-42	8 0 0	0 9 6	-31	1-64	Ryoti Sir 50 1-00
			...	...	...	11-52	7 0 0	0 9 9	...	1-30
			37-90	28 0 0	0 11 10	111-79	57 12 0	0 8 3	-80	1-34	
			64-55	51 0 0	0 12 8	130-73	72 12 0	0 8 6	-33	1-37	
			37-90	28 0 0	0 11 10	123-31	64 12 0	0 8 4	-30	1-34	
19 161	Chiknapur	{ Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	4-10	4 0 0	0 15 7	3-99	4 0 0	1 0 0	...	1-80	Ryoti Sir 50 1-00
			...	...	...	52-11	31 3 0	0 9 7	...	1-95
			16-05	1 0 0	0 1 0	42-72	31 0 0	0 11 7	1,058	1-54	
			20-15	5 0 0	0 4 0	98-82	66 3 0	0 10 9	169	1-14	
			16-05	1 0 0	0 1 0	94-83	62 3 0	0 10 6	950	1-17	

STATEMENT C.—Dongartul Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of average incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
20 160	Tangla (Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy-ordinary ...)	Area. 55.90 30.70 35.40 122.00 66.10	Rs. a. p. 25 0 0 33 8 0 33 0 0 91 8 0 63 8 0	Rs. a. p. 0 7 2 1 1 6 0 14 11 0 12 0 1 0 1	Acres. 39.22 168.45 84.00 201.67 252.25	Rs. a. p. 19 8 0 123 8 0 80 8 0 223 8 0 201 0 0	Rs. a. p. 0 7 11 0 11 9 0 15 4 0 12 3 0 12 11	10 -23 3 2 -20	.76 1.02 1.95 1.19 1.25	Ryoti } 1.10 & Sir }	This is a fairly large village in the south-east corner of the group, south of Chiknapur; almost surrounded by dense jungle. The proprietor is the same Chhatra who owns Chiknapur and Puzda, and obtained it in satisfaction of debt. There are two large tanks, which irrigate a small area of rice; the rest of the land being fairly flat. The bulk of the soil is retari, with some inferior khardi and lardi. The chief crop is rice, with some jvari and little else besides. There are 26 tenants and 11 Sanad-holders—Gonds 11, Gaulis 10 and Telis 2, &c., and are classed as B 5, C 7 and D 14, a superior lot for this group. Arrears of rents are very unusual. The occupied area has doubled, but the increase in holdings is due to poorer land being cleared. Allowing for this, the real rise in all-round rents has been about 58 per cent. This would fully justify a rate of 1.10, which, as the village is a fairly settled one, and contains a preponderance of rice land, there is no risk in adopting. The proprietor is said to be rather oppressive. There is no very good case, however, for valuing it any higher.
21 159	Pada (Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy-ordinary ...)	Area. 31.80 79.50 119.70 231.00 199.20	Rs. a. p. 27 0 0 54 0 0 65 0 0 146 0 0 119 0 0	Rs. a. p. 0 13 7 0 10 10 0 8 8 0 10 1 0 9 7	Acres. 7.46 305.62 187.54 500.62 433.16	Rs. a. p. 8 0 0 143 4 0 128 12 0 285 0 0 277 0 0	Rs. a. p. 1 1 2 0 7 9 0 11 0 0 9 1 0 9 0	26 -28 27 -10 -6	1.06 .48 .81 .60 .59	Ryoti } .75 & Sir }	This is a rather superior jungle village for this tract, in the south-east corner of the group bordering the Bhandara district, and surrounded by dense forest. It lies on the Bawanthari river and a tributary stream. It is owned by the Chhatra of Kameik, who holds Tangla and Chiknapur. The land is flat, and the bulk of the soil is khardi, with a fair area of morand 11, capable of bearing wheat in the north-east corner. Rice is the principal crop (irrigated 161 acres and unirrigated 125 acres), with jvari, tur, wheat and gram. There are 33 tenants and 17 Sanad-holders—Gonds 22, Gaulis 6, Kalar 1, Pardesbi 1, &c., and are classed as B 4, C 6 and D 23; a good lot for this tract. Arrears are very unusual. The superiority of the village consists in its very large area of rice land, and in the fact that its crops, other than rice, are of good quality. As the occupied area

STATEMENT C.—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage over incidence of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
28 123	Chuwai { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	Acres. ... 11-32 38-43 49-75 49-75	Rs. a. p. ... 5 0 0 12 0 0 17 0 0 17 0 0	Rs. a. p. ... 0 7 0 0 5 0 0 5 6 0 5 6	Acres. ... 61-20 55-44 116-64 115-64	Rs. a. p. ... 34 8 0 52 0 0 86 8 0 86 8 0	Rs. a. p. ... 0 9 0 0 15 0 0 11 10 0 11 10	... 29 200 115 115	... 70 1 31 97 97	Ryoti Sir 1 00	This is a fair little village west of Lodha, and separated from it by heavy Government forest. It is owned by a Gauli, who has held it from before Settlement. About half the area is only occupied and cleared on the south—the northern half being jungle. To the east and north of village site there is a fair area of low-lying land, under rice, irrigated from two tanks; the bardi fields being flat. The bulk of the soil is inferior khadi, with a little bardi, and the chief crop is rice. There are 10 tenants—Gaulis 9, and Gond 1, and are classed as C 6 and D 5; a fair lot. Arrivals are unusual. The occupied area has doubled, and rents have been exchanged substantially. The tenant area at last Settlement is hard y large enough to serve as a comparison, and undoubtedly the best rate would be the standard rate, which will give a slight increase of occupancy rents. There is considerable sir, covering 32 per cent, and I would value it at 1 00, on the all-round incidence.
29 124	Dulara { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	Acres. ... 127-34 137-34 137-34	Rs. a. p. ... 30 4 0 30 4 0 30 4 0	Rs. a. p. ... 0 3 6 0 3 6 0 3 6	Acres. ... 52-46 57-13 109-59 109-59	Rs. a. p. ... 23 0 0 24 0 0 47 0 0 47 0 0	Rs. a. p. ... 0 7 0 0 6 9 0 6 10 0 6 10	... 93 95 95	... 85 1 00 92 92	Ryoti Sir 80 90	This is a wretched little village in the north-east corner of the group, west of Chuwai. The malukzars are Marathas, residents of Nagpur. Only 20 per cent of the area is occupied, and cultivation has been stationary. Near the village site is a small area of low-lying rice land, irrigated from two tanks, the rest of the land being flat. The bulk of the soil is bardi, with some inferior khadi. The chief crops are rice, juar, kodon, tur, &c. There are 5 tenants and 6 Sanadholders—all Gonds, and are classed as D; a very poor lot. There has been no increase either of the occupied area or of cultivation, but the area of new fallow now is very large, and the cropped area is less than at last Settlement. Rents have risen very largely, but the nominal rental of last Settlement hardly affords a good guide for rent proposals.

now, and the safe course will be to adopt the standard rate of '80, and leave rents as they are. The sir is extensive, and I would value it, on the all-round figures, at '90.

This is a rather superior jungly village; one of the largest of the tract, near the north-east corner of the group, bordering the Seoni district, and north of Chuwai and Uniaia. The malignant zars are Gonds, who have held it from before Settlement. North of the village site is a fair area of low-lying rice land, some of which is irrigated from a large tank, but the rest of the land is fairly flat. To the west of this and in the north-east corner is a good area of morand II, capable of bearing wheat. The bulk of the soil is khardi, with a substantial area of morand II and jardi. The principal crop is rice; then come juar, wheat, tur, &c. There are 40 tenants, and 9 Sanad-holders - Gonds 30, Kalar 6, &c., and are classed as B 2, C 32 and D 8; a fair lot. Arrears are very unusual. The decrease in absolute occupancy holdings is partly caused by the abandonment of worthless land in the old holdings. There has been an enormous increase of the occupied area, and there has been of course poorer land added to it, but the newly occupied land is not markedly inferior, and cropping has improved. Rents are of course still almost nominal, but the truth is that land lords and tenants are like one large family, and the proprietors have paid more attention to their cultivation than to rents. Many Gond tenants are hardly paying anything at all, and the incidences do not in the least reflect the fair demand for land here. The lowest rate which I can see my way to adopting, in this rather superior village, is '60, which will allow of fair rent enhancement; individuals being dealt with by margins. I would value the sir lands at the standard rate of '80. There is no reason why it should be under-valued because the proprietors and tenants have formed themselves into a mutual low-payment society.

This is a fair little village of the jungly type on the north of the group, bordering the Seoni district. The present malguzar is a Mahomedan resident in the village. There is a large tank which irrigates a fair area of rice in the centre of the village. The soils are chiefly bardi and khardi, but to the north of the tank are a few

land being cleared and occupied. The village is on an old road to Seoni, and the pucca road is

Karwai	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	223-21	47 0 0	0 3 4	120-42	33 0 0	0 4 5	32	-25	Ryoti -CO (Sanctd. 50) Sir -80 (Sanctd. 60)
		22-35	7-0 0	0 4 11	460-34	161 0 0	0 5 7	14	-47	
		196-22	43 0 0	0 3 6	450-46	66 0 0	0 2 4	-33	-25	
		441-35	97 0 0	0 3 6	1,037-22	260 0 0	0 4 0	14	-36	
Garra	Absolute occupancy ... Occupancy ... Ordinary ... All-round ...	219 07	50 0 0	0 3 8	916-80	227 0 0	0 4 0	9	-38	Ryoti -CO (Sanctd. 50) Sir -80 (Sanctd. 60)
		4-25	10 0 0	2 5 8	31-99	22 0 0	0 11 0	-71	-78	
		72-94	29 0 0	0 6 4	246-86	114 0 0	0 7 5	17	-82	
		77-10	30 0 0	0 8 1	2-88	133 0 0	0 7 10	-3	-81	

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STATEMENT C.—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8		10	11	12
36 114	Seora	...	...	...	...	...	...	...	...	...	imperfectly cleared and cultivation is in an inchoate condition. Enhancement is of course out of the question, but the position of the village near the main road near Dongartal and Deolapar is a good one, and for leveling up purposes I would adopt a rate of 1'00. The same rate will do for Sir, which contains a small orange garden.
	{ Absolute occupancy ... Occupancy ... { Ordinary	1'81 136'54 ...	4 8 0 58 12 0 ...	2 7 9 0 6 11 ...	252'74 118'17 ...	182 0 0 65 0 0 ...	0 11 6 0 8 10 ...	-71 28 ...	1'09 '.85 ...	Ryoti } 1'00 & Sir }	This is a fairly good village for this tract, north-west of Kamptli, and bordered by dense forest on the north and east. The munguzar is a Mahomedan resident of Dongartal; it is superior to Kamptli. Round the village site is a fair area of rice land, some of which is irrigated; the rest of the land being fairly flat, of poor kind. The bulk of the soil is khardi mutafarikat. The chief crops are jvari, rice and tur. There are 22 tenants, and 20 Sanad-holders—Gonds 19, Mahars 2, &c., and are classed B 1, C 2 and D 19; a poorish lot. Arrears are unusual. The outlying fields are still imperfectly cleared. The lands being homogeneous, the new land is hardly, if at all, inferior to the old land, and the cropping has much improved but it will be the best course to adopt the incidence of 1'00, and level up to it. The same rate will of course do for Sir.
37 112	Varipar	...	...	...	...	...	...	...	...	...	A poor little village west of Seora. The present proprietors are Kalaris and a Mahomedan of Kamptli, who bought his 4-annasahars for 15.275. There are small patches of rice scattered about amongst fields of poor quality, fairly flat and imperfectly cleared as yet. The bulk of the soil is khardi. Jvari and jvari-tur occupy half the cropped area, and the rest is made up of til, rice, gram, &c. There are 11 tenants and 4 Sanad-holders—Gonds 10, &c., and are classed as A 1 and D 10; very poor lot indeed. There are small arrears of rent. The rents at Settlement referred to a very small area, and the acreage rate necessarily could
	{ Absolute occupancy ... Occupancy ... { Ordinary	17'50 21'25 ...	11 8 0 21 0 0 ...	0 10 6 0 15 10 ...	19'59 122'25 ...	6 0 0 58 4 0 ...	0 4 11 0 7 7 ...	-53 -52 ...	'.59 '.93 ...	Ryoti } .80 & Sir }	
	All-round ... Occupancy-cum-ordinary ...	38'75 38'75	32 8 0 32 8 0	0 13 5 0 13 5	141'84 141'84	64 4 0 64 4 0	0 7 3 0 7 3	-46 -46	'.88 '.88		

STATEMENT C.—Dongartak Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
39 113	Karbikhera Mahal II (Contd.)	...	...	...	...	...	...	...	...	...
	{ Absolute occupancy ... }	...	...	...	...	...	...	...	...	...
	{ Occupancy ... }	...	...	...	...	...	...	...	...	...
	{ Ordinary ... }	...	...	...	...	...	...	...	...	...
	All-round ...	...	...	...	...	...	...	...	...	...
	Occupancy-cum-ordinary ...	...	...	...	...	...	...	...	...	...
40 130	Dongartak	...	...	...	...	...	...	...	...	...
	{ Absolute occupancy ... }	...	...	...	...	...	...	...	...	...
	{ Occupancy ... }	...	...	...	...	...	...	...	...	...
	{ Ordinary ... }	...	...	...	...	...	...	...	...	...
	All-round ...	...	...	...	...	...	...	...	...	...
	Occupancy-cum-ordinary ...	...	...	...	...	...	...	...	...	...

For this mahal also I would adopt the village rate of 1.10.

This is a chief village and one of the largest and best in this group. It lies west of Deolapur and of the Nagpur-Seoni road : a low range of hills divides it from Karbikhera on the north. On the north of this range is a fine large tank bounded by a pucca embankment (where the hills are separated by a narrow gorge), which irrigates a small area of rich rice land. The rest of the land is fairly flat of poor quality, but near the village site to the north-west is a small area of wheat-producing khairi. The bulk of the soil is hardi, with some khairi. The crops are guari, rice, tur, lac, &c., and 80 acres are double-cropped. There are 20 tenants and 3 Sanad-holders—Kunbis 8, Mahars 5, Gond 2, &c., and are classed as B 3, C 15 and D 3 ; a good lot for a jungle village. There were large arrears after the dry season of 1891-92. The lands recently occupied are vastly inferior to the old area under the tank, and in reality the rent-rate has risen very much, and in several cases relief will be necessary. But the village is well situated near the main road, and there is a weekly market, and the maximum rate of 1.10 may safely be adopted as a guide. The soil is specially good and valuable, and I would value it at 1.20.

[illegible]

This is a fair village of the jingly type south of Dongartal. The present malganzars are Mahomedans of Kamptee, who bought the village. The lands are fairly flat, and consist of patches of rice and interspersed amongst fields ; some of these are irrigated from small ponds, and there are small areas of fairly good khardi, capable of bearing wheat. The bulk of the soil is khardi mutafarikat. The crops are juar, tur, rice, sodon and a little wheat. There are 24 tenants, and 12 Samedholders—Gonds 20, Mahars 2 &c., and are classed as B 2, C 2 and D 20 ; a poor lot. Arrears are unusual. The occupied area has practically remained stationary ; and the figures showing rise of rents may be accepted as accurate. The proprietors are selfish and oppressive, (witness the decrease in the occupancy area) and tenants are forced to labour for him. On the all-round figures an appropriate rate here would be 110, but occupancy figures taken alone justify 100, and so I would adopt for leveling up and small enhancement of occupancy rents a rate of 105, and would value the proprietary cultivation at 1-20. It amounts to 15 per cent.

This is a well known village on the Nagpur-Seoni road, owned by one of the Dongartal proprietors, about 30 miles from Kamptee. A Police Out-post and Dāk Bungslow are located here, and it is one of the halting places of carts plying between Nagpur and Seoni. The road is lined with shops of petty traders. The village site is quite distinct. The whole of the cultivation lies west of the road. The land is fairly flat of poor quality, with small patches of rice interspersed. On the north-west corner is small area of fairly good rice land, irrigated from the Dongartal tank. The bulk of the soil is hard, and the hard here grows fine juarī and tur, which crops cover nearly 70 per cent of the total cropped area, besides which is some rice, tur and kodon. There are 31 tenants—Kunbis 10, Gondas 5, Mahomedans 4, Mahars 4, Banis 2, &c., and are classed as A 2, B 4, C 20 and D 5; a fair lot for this tract. There were arrears of Rs. 70 after the poor crops of 1891-92. There has been a large increase in the area occupied, and rents have been raised a great deal; while the entire absence of occupancy tenants is unsatisfactory. Assets are nearly 7-times as large as at last Settlement. Undoubtedly the land is productive above the average of its class, and this and the position of the village warrant an exception being made in the rates, but the present rents are certainly too high, and some relief will be given. I propose 1-20.

STATEMENT C.—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
43 148	Katta or Piraha. { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	...	...	...	...	...	...	...	...	...	This is a fair village of the jungle type on the Nagpur-Seoni road, south of Deolapar. The present malgozar is a Kalar, who bought the village for Rs. 2,500. There is a small area of rice land west of the road, irrigated from a tank. West of this the land is flat, and has a fair area of khardi, capable of bearing wheat; whilst on the east of the road the land is of inferior khardi. The bulk of the soil is khardi; the chief crops being juari, tur, rice, wheat, &c. There are 21 tenants, and 16 Sanad-holders—all Gonds, and classed as D. Arrears are annual. Occupied area has more than tripled, but there is also very superior cropping now, as compared with at last Settlement. The rents at Settlement were probably too high, and have fallen, but occupancy rents now are exceedingly low, and with every allowance for poorer soil brought under the plough, I would adopt the standard rate of 80, which will add a few rupees to the rental. Sir is extensive, and the same rate will do.
44 168	Sindewani { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	30-97 3-25 31-10 65-32 34-35	10 8 0 3 8 0 5 8 0 19 8 0 9 0 0	0 5 5 1 1 3 0 2 10 0 4 9 0 4 2	...	36 12 0 22 10 0 59 6 0 59 6 0	...	...	...	...	<p>• This is a wretched little village south-east of Deolapar. It is owned by a Brahmin of Ram-tek, who obtained it by purchase. Only 18 per cent of the area is cultivated, and 15 per cent cropped. In the centre, near the village site, there are small patches of rice, with fields of poor soil, and in the north-east corner is a small area imperfectly cleared, capable of bearing wheat. The bulk of the soil is khardi of inferior kind. Juari and rice are the chief crops, with a small area of wheat. There are 5 tenants and 4 Flavad-holders—all Gonds, and classed as D. There were some arrears after the dry season of 1891-92. Rents at Settlement were merely nominal, but this rise has been very excessive, for the proprietor has appropriated the best fields of the old ryoti area for his own cultivation, and the poorer lands of inferior khardi are held by the tenants; a poor down-trodden lot. The arrears are not large, but produce here is poor, and rents are too high. The village is, however, near Deolapar and the road, and for leveling up purposes I would</p>

Kharpara	{ Absolute occupancy Occupancy Ordinary	...	15-40	14 8 0	0 15 1	1-70	2 8 0	1 7 6	56	1-33
		...	...	...	...	26-01	19 0 0	0 11 8	...	1-80
		...	48-50	29 12 0	0 10 3	54-59	49 12 0	0 14 8	43	2-22
		All-round	61-90	44 4 0	0 11 5	61-90	71 4 0	0 13 11	22	2-07
		Occupancy-cum-ordinary	46-50	29 12 0	0 10 3	80-20	68 12 0	0 13 9	34	2-11
Saongi	{ Absolute occupancy Occupancy Ordinary	...	62-35	13 0 0	0 8 4	47-32	23 8 0	0 7 11	137	-70
	
		All-round	12-05	7 8 0	0 9 11	12-60	11 8 0	0 14 7	47	1-05
		...	...	...	...	21-64	8 8 0	0 6 3	...	-55
		Ordinary	66-30	40 4 0	0 9 9	99-65	52 12 0	0 8 5	-17	-76
Do, Mahal I...	{ Absolute occupancy Occupancy Ordinary	...	78-35	47 12 0	0 9 8	13-09	72 12 0	0 8 8	-13	-76
		...	66-30	40 4 0	0 9 9	121-49	61 4 0	0 8 0	-21	-72
		...	55-90	33 8 0	0 9 7	52-50	32 0 0	0 9 9	2	-80
		All-round	...	...	...	...	...	...	...	...
		Occupancy-cum-ordinary	...	...	...	...	...	...	...	...
Do, Mahal I...	{ Absolute occupancy Occupancy Ordinary	...	...	...	...	3-35	3 8 0	1 0 9	...	1-19
		...	...	...	...	15-42	6 0 0	0 6 3	...	-55
		...	...	...	...	36-74	20 6 0	0 8 10	...	-72
		All-round	...	...	...	55-61	29 14 0	0 8 7	...	-71
		Occupancy-cum-ordinary	...	...	...	52-16	26 6 0	0 8 1	...	-68
Do, Mahal I...	{ Absolute occupancy Occupancy Ordinary	...	...	...	...	16-49	13 8 0	0 13 1	...	-94
	
		All-round	...	...	...	...	...	...	...	...
		Occupancy-cum-ordinary	...	...	...	...	...	...	...	...
		Malik-makbuza	...	...	...	...	...	...	...	...

This is a *ritik* village south-west of Maneagon, bounded by dense jungle on three sides. The present malguzar is a Kirar, who owns other villages near Ramtek, and obtained it by purchase. The land to the north is flat with fields of poor soil imperfectly cleared and intermixed with small patches of rice land; whilst to the south is a fair area of flat rice land irrigated from a large tank, and some small ponds. The soils are chiefly hard and khardi. Rice is the chief crop, followed by kodon and juari-tur, with a little wheat. There are 19 tenants from the adjoining village of Saongi—Parthans 11, Gonds 3, Ahirs 3, &c., and are classed as C 3 and D 16; a poor lot. The village has progressed but little, and rents are very high; chiefly as tenants have land in other villages also. The ordinary land consists partly of poorer land occupied recently. The proprietor has, it will be noticed, enhanced some of the malik-makbuza. I would merely adopt 1-00, and reduce excessive rents.

1-00

This is a fairly good village of the jungle type north of Kharpara and west of Maneagon, from which it is separated by a broad belt of Government forest. The present malguzars are an Ahir, and a Brahmin schoolmaster of Nagpur, who acquired his half share by purchase. The land is flat, and consists of fairly good morand II and khardi capable of bearing wheat; whilst in the south-east corner and along the banks of a small stream is poorer soil, with small patches of rice land. Juari is the chief crop; then comes wheat (50 acres), gram, tur, &c. There are 22 tenants—Parthans 11 and Gonds 6, &c.—classified as C 6 and D 16; a poor lot. The newly occupied land is not much poorer than the old, and as the lands produce wheat, some enhancement is feasible, but the morand II is rather below the average, and I would not enhance much. I propose .95 only, so as to raise rents by about 25 per cent. Only very moderate enhancement can be effected in villages of this type.

.95

This mahal belongs to the Brahmin proprietor, who bullies the other proprietor, the Ahir, and collects rents from some of his tenants. The village rate proposed above, of .95, should prove suitable here; moderation being exercised in individual cases.

.95

STATEMENT C.—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
50 170	Saongi, Mahal II... (Contd.) { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	Acres.	Rs. a. p.	Rs. a. p.	Acres. 9-25 6-22 63-11 78-58 69-33 36-01 ...	Rs. a. p. 8 0 0 2 8 0 32 6 0 42 14 0 34 14 0 18 8 0 ...	Rs. a. p. 0 13 10 0 6 5 0 8 2 0 8 8 0 8 1 0 8 3 ...	... ... ... ... ... ... ... ...	-99 -89 -78 -82 -79 -70	-95 1-10	This mahal belongs to the Ahir who is bullied by the Brahmin. The village rate of '95 will give some trifling enhancement. This is a small village on the Nagpur-Seoni road, south of Katra or Pirdha. The malguzars are Pardeshi-Brahmins, who have held it from before Settlement. The land is fairly flat, and has, on the east along side the road, a small area of wheat-producing land, and on the west, round a small tank, a small area of irrigated rice land; the rest being poor land. The soils are chiefly bardi and khaddi. Juar and jwaridur are the chief crops, closely followed by rice and wheat. Tenants are 13 in number, and 10 Sanad-holders—Gonds 7, Mahars 4, Brahmin 1, &c., and are classed as B 1, C 5 and D 8. The occupancy tenant is merely a Sanad-holder, holding the enclosure round his hut. The occupied area at last Settlement was too small for effective comparison, but rents are decidedly high, and the local tenants are miserably poor; those from Palora being a better lot. Still as the village is on the road, for leveling up purposes and as a guide, a rate of 1-10 may be adopted.
61 171	Bothia { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	Acres. 13-00 13-00 13-00	Rs. a. p. 18 0 0 18 0 0 18 0 0	Rs. a. p. 1 6 2 1 6 2 1 6 2	Acres. 133-01 133-84 133-84	Rs. a. p. 117 2 0 119 2 0 118 2 0	Rs. a. p. 0 14 1 0 14 1 0 14 1	... ... -36 -36 -36	... 1-07 1-79 1-78 1-78	1-10	

STATEMENT C.—Dongarjal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
55 — 108	Silar. { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	Acres.	Ra. a. p.	Ra. a. p.	Acres.	Ra. a. p.	Ra. a. p.	This is a wretched little village west of Wagholi, and owned by the same malguzar who obtained it by purchase. The land is fairly flat: in the centre is a substantial area capable of bearing wheat, with outlying fields of poorer soil and small patches of rice land, some of which is irrigated from a small tank. The soils are chiefly khadi and morad li. Inari-tur and wheat cover an equal area, closely followed by kodon, and then comes rice and gram. There are 10 tenants—all Gonds—classified as D. The old area chiefly consisted of wheat fields, while that newly occupied consists of poor mutafarikat land. Such being the case, it is evident that rents have risen enough, and as the village is very remote indeed, and the tenants are wretchedly poor, it is evident that there can be no enhancement, and I propose .70 for leveling up. There is no sir.
		
		3-25	3 0 0	0 14 9	...	...	...	...	...	...
		49-25	23 0 0	0 7 6	180-41	119 0 0	0 10 6	40	.76	.70	
		52-50	26 0 0	0 7 11	180-41	119 0 0	0 10 6	33	.76	.70	
58 — 185	Piparia { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	Acres.	Ra. a. p.	Ra. a. p.	Acres.	Ra. a. p.	Ra. a. p.	This is an ordinary village of the jungle type, south of Wagholi. The malguzar is a Kirar, who obtained it by purchase. The western half is occupied, and the eastern covered by hills and jungle. The land is fairly flat, and consists of a small area of rice land, south of the village site irrigated from a large tank and small ponds, and small patches of rice are interspersed among the fields further north. The bulk of the soil is khadi, of inferior kind. Rice and jauri-tur are the chief crops, with a little linseed, tur, gram, wheat, &c. There are 13 tenants, and 5 Sanad-holders—Gonds 7, Gowaris 2, Kunbis, &c., and are classed as B 3 C 3 and D 7; a fair lot. Though some tenants are fairly well-to-do, on the whole, the village is not prosperous, and arrears last year amounted to Rs. 45; rents being too high, I would merely adopt 1-00 for leveling up, and give some relief to high-rented holdings, and I would value the sir at 1-20; it covers over 40 per cent.
		
		1-37	1 4 0	0 14 7	39-64	39 0 0	0 15 8	7	2-23	1-00	
		136-63	80 8 0	0 9 5	100-57	68 4 0	0 10 10	15	1-30	1-20	
		138-00	81 12 0	0 9 6	140-21	107 4 0	0 12 3	29	1-53	1-00	
58 — 185	Piparia { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	Acres.	Ra. a. p.	Ra. a. p.	Acres.	Ra. a. p.	Ra. a. p.	This is an ordinary village of the jungle type, south of Wagholi. The malguzar is a Kirar, who obtained it by purchase. The western half is occupied, and the eastern covered by hills and jungle. The land is fairly flat, and consists of a small area of rice land, south of the village site irrigated from a large tank and small ponds, and small patches of rice are interspersed among the fields further north. The bulk of the soil is khadi, of inferior kind. Rice and jauri-tur are the chief crops, with a little linseed, tur, gram, wheat, &c. There are 13 tenants, and 5 Sanad-holders—Gonds 7, Gowaris 2, Kunbis, &c., and are classed as B 3 C 3 and D 7; a fair lot. Though some tenants are fairly well-to-do, on the whole, the village is not prosperous, and arrears last year amounted to Rs. 45; rents being too high, I would merely adopt 1-00 for leveling up, and give some relief to high-rented holdings, and I would value the sir at 1-20; it covers over 40 per cent.
		138-00	81 12 0	0 9 6	140-21	107 4 0	0 12 3	29	1-53	1-00	

STATEMENT C.—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
63 109	Surajhari	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary	This is a small 'rich' village south-east of Daboda, bounded on the west by dense jungle. The malguzars are the same Kunbis who own Taynapur, and have acquired proprietary rights under the Clearance Rules. The land is undulating, cut up by water-channels, and slopes down to the south. The soil is nearly all morand II, capable of bearing wheat. Juari, wheat, linseed, &c., are the chief crops. There are 9 tenants—Mahars 3, Kunbis 2, Gowaris 2 and Gondis 2, and are classed as C 4 and D 5, rather a poor lot. There were arrears of Rs. 15-8-0 after the dry season of 1891-92. These proprietors, though Kunbis, always try to enslave their tenants in debts, and the tenants are in debt a good deal; the proprietors are crafty and prefer to obtain their profits from unassessable rather than assessable assets. I would adopt the standard rate of 80.
		Area.	Ra. s. p.	Ba. s. p.	Acres.	Ra. s. p.	Ra. s. p.	...	...	...
		27-00	...	...	80-14	46 4 0	0 9 3	...	65	...
		27-00	...	...	80-14	46 4 0	0 9 3	...	65	...
		27-00	...	...	80-14	46 4 0	0 9 3	...	65	...
64 198	Ambajhari	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary	This is a superior village for this tract south-east of Daboda. The malguzars are the same Kunbis who hold Taynapur and Surajhari, and obtained it by purchase. The bulk of the soil is morand II, capable of bearing wheat, but the surface of the land is cut up by small water-courses. In the south-west corner is a large area covered with forest; whilst round the village site on the north is a small area of rather poorer soil. A small stream intersects the village down to which the land gradually slopes. Juari-tur is the chief crop, closely followed by wheat, which covers a substantial area (112 acres), and then come til, linseed and tur, &c. There are 31 tenants—Kunbis 16, Gowaris 4, Mahars 3 and Gaulis 2, &c., and are classed as A 1, B 3, C 20 and D 7; a very fair lot for a jungle village.
		Area.	Ra. s. p.	Ba. s. p.	Acres.	Ra. s. p.	Ra. s. p.	...	...	...
		29-25	23 0 0	0 12 7	75-19	69 8 0	0 14 9	17	63	...	
		313-75	238 0 0	0 12 2	322-83	276 4 0	0 13 8	12	71	...	
		343-00	261 0 0	0 12 2	398-02	345 12 0	0 13 11	14	71	...	
		343-00	261 0 0	0 12 2	398-02	345 12 0	0 13 11	14	71	...	

This is a small village of the jungle type, east of Daheda. The malguvars are the same Kunbia, who hold Tuyapur, Surajhari, &c. The land is almost most flat, and of fairly good quality, but a little inferior to Ambajhari. A small area north of village has been occupied for some time; whilst the area further north is as yet imperfectly cleared. There is a substantial area of wheat-bearing land. The bulk of the soil is khadi. Ambajhari-tur is the chief crop, closely followed by wheat; then coming linseed and gram, &c. There are 18 tenants—Gonds 8, Mahars 3, Kunbis 2 and Gowaris 2, &c.—classified as C 5 and D 13; a poor lot. There was very little occupied area at last Settlement, and most of this was sir. Part of this has become ryoti land, but the bulk of the present ryoti land is made up of newly occupied and inferior soil. But there is really but a little scope for enhancement, and the proprietor never believes in this proprietor much, but still it is never safe to enhance much in these villages, and I propose '75 only, accepting the present rents as representing roughly the demand for land here.

This is a fair jungle village, with a few miserable huts, south and east of Salae. The village has frequently changed hands, and is now held by a Telanga of Kampee, who obtained it by purchase. North of the village site is a small area of fairly good irrigated rice land; the rest of the land, which is fairly flat, consisting of large clearings in the jungle. A substantial area being capable of bearing wheat. The bulk of the soil is khadi. Wheat covers the largest area, closely followed by rice, and then comes linseed, jowari, tur, gram, &c. There are 10 tenants, and 55 land-holders—Gonds 6, Kumbis 2, &c.—classified as C 3 and D 7; a poor lot only. The village has not progressed much, and the area added to the holdings has only been 20 per cent, while some of the then air land is now ryoti. As yet, however, have trebled, and rents are excessive. I would adopt 1/40, and level up to it. Enhancement is of course out of the question. Rental arrears are trifling, about Rs. 5-8-0 only. Sir is of considerable extent, and I would value it at 1/20.

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STATEMENT C.—Dongartal Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
67 — 141	Pathrai { Absolute occupancy ... Occupancy ... { Ordinary All-round ... Occupancy-cum-ordinary ...	Acres. 268-25 268-25 268-25	Ra. s. p. 173 8 0 173 8 0 173 8 0	Ra. s. p. 0 10 4 0 10 4 0 10 4	Acres. ... 239-22 286-01 525-23 525-23	Ra. s. p. ... 164 8 0 148 12 0 313 4 0 313 4 0	Ra. s. p. ... 0 11 0 0 8 4 0 9 7 0 9 7	... ... -19 -7 -7	... -78 -68 -73 -73	85	This is rather a good village for the tract, east of Shahapur and Ambajhari. The malguzars are the same Kumbia who hold Tuyapar and Surajhari, &c., and obtained it by purchase. In the north-east corner and north of the village site are small areas of irrigated rice land; the rest of the northern half consists of poor soil; whilst in the southern half there is a large area of fairly good kharid and morand II, capable of bearing wheat, but cut up by small water-courses. The soils are chiefly kharid and morand II, with some retari. Juarit-tur and wheat cover almost equal areas, closely followed by rice with gram, linseed, &c. There are 32 tenants—Gonds 20, Kalars 4, Kumbia 2, &c.—classified as A 1, C 8 and D 23; a poor lot. There were large arrears of Rs. 175 last year after the dry season of 1891-92. The new land occupied is not very inferior to the old, though of course not as well cleared as yet, and even if the new land were only half as valuable as the old, the real rise in rents would only be 25 per cent, justifying a rate of 85. The tenants are thoroughly cowed by the proprietor, and I do not believe in these arrears. The proprietor is a crafty rascal, trying to do all he can to prevent enhancement. I would certainly adopt 85.
68 — 141	Debipar { Absolute occupancy ... Occupancy ... { Ordinary All-round ... Occupancy-cum-ordinary ...	... ... ... ... ...	... ... ... ... ...	... ... ... ... ...	... ... 251-92 251-92 251-92	... ... 203 4 0 203 4 0 203 4 0	... ... 0 12 11 0 12 11 0 12 11	... ... ... ... ...	... ... 1-05 1-05 1-05	1-00	This is a small but rather good village of the jungly type, east of Pathrai. Proprietary rights have been acquired under the Clearance Lease Bales. The present malguzar is a Kalar, who acquired it by purchase. In the north-east corner is a small area of irrigated rice land with a small area of poor land south of this and to the north-west. In the centre is a large area of fairly good soil, capable of producing wheat. The soils are chiefly kharid and morand II. Wheat covers a substantial area (94 acres); with juari-tur (47 acres);

rice (31 acres), &c. There are 14 tenants.—Gonds 9, Kumbis 2, &c.—classified as B 2, C 2 and D 10; rather a poor lot. There were arrears of Rs. 24 after the dry season of 1891-92. Rents are high enough, and I would merely, for leveling up purposes, adopt the rate of Rs. 60.

This is a fair little village of the jungle type east of Hura. The present malignars are Fardeshi-Brahmins, who have held it from before Settlement. South of a small stream, which intersects the village, is a fair area of irrigated rice land, with a small area of poor soil; whilst on the north, where the land is fairly flat, is substantial area of land, capable of bearing wheat, and small areas of poorer soil. Wheat is the chief crop, and covers 95 acres, and next to it is rice (47 acres), juar (35 acres), &c. There are 14 tenants—Gonds 16, Ahirs 3, Kunbi 1, &c.—classified as A 1, B 1, C 6 and D 3; a fair lot for a jungle village. Arrears are very unusual. The occupied area has doubled, the latest added land being of poor quality for the most part, so that rents have really risen considerably, and the ordinary incidence may be accepted as indicating a fair rental here. I would adopt 100 for leveling up. There are no arrears. There is extensive sir, which may be valued at 1:20. The village is quite close to the road and within a few hours distance from Ramtek.

This is a wretched little village of the jingly type, north of Mabodi. The makuzar is a Parseshi-Brahmin, who has held it from before Settlement. It consists of small areas of irrigated and unirrigated rice land near the village site, with a small area of poor soil. To the north is a small area belonging to the makuzar, capable of bearing wheat. The land is fairly flat, and the bulk of the soil is bardi. Rice and wheat cover small areas (13 and 12 acres), with juar-tur (12 acres) and little besides. There are 4 tenants—Brahmins 3 (relatives of makuzar) and Gond 1—classed as A 1, C 2 and D 1. Arrears are unusual. The ryoti land of Settlement has gone to the proprietor, and the malik-makhuza land also, which he has inherited, and is now merged in his sir. The ryoti land now consists entirely of bardi, paying too high a rental. I would adopt 1 00, and value the sir at 1-20.

This is a wretched little village west of the Nagpur-Seoni road, south of Bonthia. Proprietary rights have been earned under the Clearance Lease Rules. The present malguzar is a Mar-wari lady, whose husband acquired it by purchase. The land is flat; the soils being morand II and III hard; a substantial area being capable of bearing wheat. Wheat covers the largest area (62 acres); then comes juar (33 acres); linseed (28 acres); gram (18 acres), &c. There are 15

**ASSESSMENT REPORT FOR THE DONGARTAL GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

—:0:—

The Dongartal group has been sufficiently described in the Rent-rate Report, and the general conclusions arrived at in respect of it being that, while it contains a good deal of poor land and that many of its villages are in an undeveloped condition, it has been much improved since the construction of the Nagpur-Seoni road, and many villages lying to the east and west of the road have been sold at high prices. The group is not very remote, and it is well situated in relation to Ramtek and Kamptee: Deolapar, which is the exact centre of the group, being only fifteen miles from Ramtek and about thirty miles from Kamptee.

2. The figures which accompany this report differ in only few and unimportant particulars from the figures entered in the body of the Rent-rate Report.

3. The group, on the whole, has made considerable progress in point of cultivation, but the area cultivated in several villages is so insignificant that it can hardly maintain its cultivators (the poor Gonds), who chiefly eke out their living by selling grass and fuel. Cultivation had risen by 98 per cent, and assets, exclusive of Siwai income, by 159 per cent.

The acreage rate had risen by 26 per cent, but, allowing for poorer land brought under cultivation, the real rise had been 66 per cent.

The incidence was '93, and the standard adopted after considering all the disadvantages was '80, which justified no further enhancement on account of price considerations except in particular villages where rents were very light.

Subject to a few modifications, the Chief Commissioner was pleased to sanction the proposals, and I now proceed to explain the way in which the orders have been given effect to, and the malik-makbuzas, who are not at all important in this group, will be dealt with first—

	Rs.	a.	p.		Rs.	a.	p.
Present payments ...	123	8	0	} or {	0	9	7
Proposed do. ...	156	8	0		0	12	2
Compare deduced ...	163	6	0		0	12	8

The margin left to this class amounts to about 4 per cent off their deduced payments, and their payments add Rs. 33 or 27 per cent.

Included in the malik-makbuza columns are escheated plots, having an area of 22·34 acres, which are proposed to be settled with persons in possession for Rs. 16-8-0.

4. The usual table showing the proposed changes in ryoti rents are next given:—

TABLE A.—Showing the Present and Proposed rents of each class of ryot, with the Deduced rental in each case:—

Class of tenant.				Present Rent.	Proposed Rent.	Deduced Rent
				Rs. a. p.	Rs. a. p.	Rs. a. p.
Absolute occupancy	...	...	...	353 10 0	471 12 0	498 6 0
Occupancy	...	...	...	2,896 1 0	3,096 12 0	2,780 5 0
Ordinary	...	...	...	6,443 7 0	6,692 4 0	5,493 3 0
All-round				9,693 2 0	10,260 12 0	8,771 15 0

TABLE B.—Showing the rate per acre and per soil-unit of the Present and Proposed rental for each class of tenant, with the rise in the rate per acre of the Proposed over Present and last Settlement rate:—

Class of tenant.	RATES OF RENTAL AT PRESENT.		AS PROPOSED.		RISE PER CENT OF PROPOSED RATES PER ACRE—	
	Per acre.	Per soil-unit.	Per acre.	Per soil-unit.	Over present.	Over last Settlement.
	Rs. A. P.		Rs. A. P.			
Absolute occupancy...	0 8 0	·53	0 10 7	·70	33	59
Occupancy...	0 9 3	·85	0 9 11	·91	7	37
Ordinary ...	0 9 10	1·01	0 10 3	1·05	4	30
All-round	0 9 7	·83	0 10 2	·99	6	34
Occupancy-cum-ordinary	0 9 8	·95	0 10 1	·99	5	30

The above tables show that the proposals are moderate, but each class had better be considered separately.

5. This class is enhanced under the proposals by 33 per cent, and they will pay 59 per cent higher than at last Settlement. Their proposed incidence is 70, or 12 per cent below the standard rate. The margin left them on their deduced rents is 5 per cent.

My proposals enhance this class by 33 per cent, but the enhancement in many cases has been effected with margins, as desired by the Chief Commissioner. This enhancement is not high, as their proposed incidence is 12 per cent below the standard rate.

The present payments of this class were already low, and no reductions were needed. I have, however, proposed small reductions in individual cases where the rents were high, and they aggregate Rs. 17 or 30 per cent on the holdings relieved.

6. In case of this class my proposals enhance the rents by 7 per cent only. They exceed the deduced rents by 11 per cent, but the incidence of their payments will only be 91, or 14 per cent in excess of the standard rate, and this excess is the result of my enhancing the individual rents which were low, and the fixation of small sums on plots held without rents.

The enhancement when compared with the present payment seems rather small, but considering the circumstances of the group, and the rise of 37 per cent over the last Settlement rate, the enhancement is sufficient.

Reductions have also been proposed in individual cases, and the total amount knocked off aggregates Rs. 113, or 23 per cent on the holdings relieved and 4 per cent on the total rental of the class.

7. The ordinary rents have been enhanced by 4 per cent only, and exceed the deduced rent by 22 per cent, and the standard rate by 31 per cent. The enhancement is very trifling, and it has been gained by leveling up generally over the group and fixing rents on small plots held without rents by the tenants. The rate per acre will fall at 30 per cent higher than at last Settlement, and this large rise is chiefly due to the large enhancements made by the proprietors.

Reductions of ordinary rents will be met with in 40 out of the 72 villages of the group, but in several cases they are mere adjustments. The following are the most important cases of ordinary rent reductions:—

No.	Village.	Present Rent.	Proposed Rent.	Amount reduced.	Percentage.
		Rs. a. p.	Rs. a. p.	Rs. a. p.	
1	Chizda ...	21 0 0	11 0 0	10 0 0	18
4	Ghoti ...	29 0 0	17 0 0	12 0 0	8
6	Hlura ...	72 0 0	56 0 0	16 0 0	10
9	Kanora ...	14 0 0	5 0 0	9 0 0	6
14	Nawegaon ...	22 0 0	12 8 0	9 8 0	21
20	Tangla ...	42 0 0	33 0 0	9 0 0	11
21	Pusda ...	32 0 0	21 0 0	11 0 0	9
40	Dongartal ...	78 0 0	58 0 0	20 0 0	15
42	Diolapar ...	172 0 0	116 0 0	56 0 0	14
47	Saundri ...	184 8 0	140 4 0	44 4 0	15
48	Manegaon ...	34 0 0	19 0 0	15 0 0	13
52	Palora ...	48 0 0	38 0 0	10 0 0	5
68	Debipur ...	68 0 0	50 0 0	18 0 0	9
71	Sitapur ...	42 0 0	29 0 0	13 0 0	6

Over the group, as a whole, ordinary rent reductions (including adjustments) aggregate Rs. 352; being 5 per cent on the total present ordinary rental, and 23 per cent on the rents of the holdings relieved.

The consent of the proprietors to this reduction will be obtained at the time of announcement. As no malguzar has yet refused to consent to the reductions proposed, I presume there will be no difficulty in obtaining the assent of the malguzars in this group also.

8. On the whole, the rents of ryots are enhanced by Rs. 567, or 6 per cent only, as much could not be expected in a group of this kind. They fall at 34 per cent over the rates of last Settlement, and their rental incidence on the soil-unit will be 99, against 80, the standard rate.

9. The home-farm lands cover 28 per cent of the occupied area, and the annual valuation proposed for these lands is Rs. 3,210, or Re. 0-11-9 per acre, against the deduced Rs. 3,331, or Re. 0-12-3 per acre. This rate, is rather higher than the rate of any class of cultivators, inasmuch as the most valuable fields are usually included in the sir land, but when compared with the sub-letting values which falls at Re. 1-11-4 per acre, it is very moderate. Rupees 121 have been deducted from the deduced valuation on account of the improvements effected by the proprietors.

10. Service land and malguzars' grants are together valued at Rs. 161-14-0, or Re. 0-10-7 an acre; representing their general inferiority; and it is valued equal to the deduced figure.

11. Siwai income plays a very important part in this group: besides the receipts from mangoes, tanks and grazing, the chief sources of income are from timber, mahua, fuel and grass. It forms a little over 8 per cent of the total assets of the group, and the important heads of income, the approximate actuals of the year, and the amounts assumed as average, are detailed in tabular form:—

Head of income.		Approximate actual of the year.	Averages assumed.
		Rs.	Rs.
Mahua	...	709	540
Timber	...	399	328
Fuel	...	144	106
Grass	...	105	82
Tank	...	96	74
Rafters	...	55	45
Grazing	...	50	40
Mangoes	...	33	18
Total		1,588	1,233

The assumed average falls at only 78 per cent of the estimated actuals of the year, but as timber and rafters are not sold every year, the income from them has been moderately estimated. The mahua income is most important in this group, and it forms about 44 per cent of the total assumed Siwai income, but as the income is of fluctuating character, an extremely low average has been accepted in this group.

At last Settlement the Siwai income was under-estimated in several villages, and no comparison between the present income and that of the last Settlement can safely be effected.

12. The assets as a whole, as now revised, are now compared with the assets of last Settlement:—

Description.	At last Settlement.	Under proposals.
	Rs. a. p.	Rs. a. p.
Cash ...	3,505 0 6	10,417 4 0
Value of home-farm and service land.	1,629 12 6	3,374 14 0
Siwai ...	765 8 0	1,233 0 0
Total	5,900 5 0	15,025 2 0

The increase in assets will be thus Rs. 9,124-13-0, or 155 per cent.

13. The revenue assessed at last Settlement was Rs. 4,655, or 91 per cent of the assets of last Settlement. It has since risen to Rs. 4,887-4-0 by resumption of muafis, assessment on service lands, and addition of revenue of the Clearance Lease villages, and it falls at 83 per cent on the then assets. The percentage then taken was undoubtedly very high.

The assessment which I am now proposing will be Rs. 7,985, which is made up as follows:—

	Amount.	Percentage of total.
	Rs. a. p.	
On account of Malik-makbuzas ...	138 4 0	58
Do. of Malguzari assets ...	7,846 12 0	53
Total	7,985 0 0	53

The revenue enhancement is thus Rs. 3,097-12-0, or 63 per cent of the present demand.

The following table shows the percentages of malguzari assets which I propose to take as revenue in several villages.

Percentage.	Number of Villages.	Percentage.	Number of Villages.
65 ...	1	53	1
64 ...	1	52	6
63 ...	1	51 ...	11
61 ...	4	50	15
60 ...	1	49	6
59 ...	2	48	4
58 ...	2	47	1
57	2	46	2
56 ...	1	44	1
55 ...	6	40	1
54	3		
		Total ...	72

The above table shows that in only 7 villages out of 72, a percentage over 60 has been taken, but these percentages will not press hardly on the proprietors, as the amount of enhancement is not large, and the proprietors are mostly well-to-do persons; while in cases where the revenue rises largely, and rent enhancement is small, the proposed assessment is less than 60 per cent. In the following 15 villages assessment below 50 per cent has been taken. This is chiefly due either to the large enhancement in revenue or to the assets being very small.

No.	Name of Village.	Present Revenue.	Proposed Revenue.	Increase or Decrease.	Percentage taken.
		Rs.	Rs.	Rs.	
3	Ranjam ...	20	50	30	40
31	Garrah ...	43	105	62	49
34	Warambha ...	74	200	126	49
35	Dongartal ...	100	210	110	49
43	Manegaon ...	50	125	75	49
53	Palora ...	50	135	85	49
16	Lakhapur ...	40	55	15	48
23	Karajghat —	20	15	5	43
36	Saora —	30	150	120	48
69	Mohda —	48	105	57	48
47	Saundri —	70	200	130	47
66	Piparia —	50	100	50	46
57	Salai —	50	105	55	46
39	Kharsiakhara —	45	125	80	44
70	Chargaon —	20	20	...	40

Actual position of proprietors as compared with their position at last Settlement.

14. I now compare the position of the proprietors at last Settlement with their position under my proposals.

At last Settlement their balance consisted of the profits of 2,891 acres of land, subject to a payment of Rs. 1,149-10-0, and the total income of Siwai, amounting to Rs. 765-8-0. Under my proposals it will be Rs. 2,322-4-0 cash, and profits of 4,355 acres of land with Siwai estimated at Rs. 1,233.

If these two balances be converted into their cash equivalents, they will compare as follows :—

	At last Settlement	Under proposals	Rs.	s.	p.
	1,245	5	0
	7,040	2	0

The proprietary body of the group will have thus no complaint as a whole.

15. Alienation of revenue is Rs. 30 only on the Waste Land plot Jamunia, and it is not of much importance. The realizable revenue will thus be Rs. 7,955.

16. With the submission of this group the re-assessment of the Ramtek tahsil is complete, and I contrast the figures of all the groups in the following form:—

Group.	AREA IN		Present Revenue.	Proposed Revenue.	Enhancement.	Percentage enhancement of revenue.	RENT ENHANCEMENT.		Percentage of revenue on malguzari assets.	Incidence per cultivated acre.
	Acres.	Square miles.					Amount.	Percentage.		
1. Kodamendhi	70,521	110	Rs. a. p. 27,928 4 6	Rs. 37,475.	Rs. a. p. 9,546 11 6	34	Rs. a. p. 6,491 9 3	14	60	Re. a. p. 0 11 7
2. Tharsa-Khat*	71,336	111	27,122 0 1	37,945	10,822 15 11	40	8,266 3 6	18	60	0 11 1
3. Patansaongi	49,847	62	35,922 2 8	39,685	3,762 13 4	10½	6,827 12 1	17	64	1 4 2
4. Chachar	70,433	110	42,670 8 8	51,375	8,704 7 4	20	7,197 13 3	11	63	0 14 4
5. Dahigaon	36,927	57½	6,332 10 8	9,735	3,402 6 4	54	1,072 14 4	8	55	0 10 1
6. Ramtek	53,053	83½	16,274 11 10	22,715	6,440 4 2	39	4,158 9 3	15	53	0 11 11
7. Baregaon	33,497	52	11,903 14 6	14,630	2,726 1 6	23	1,738 7 3	12	61	0 12 11
8. Parseoni	45,979	72	29,357 4 0	32,790	4,432 12 0	15	6,004 11 3	17	63	0 15 4
9. Bhingarh	87,398	59	8,836 11 6	10,085	1,248 4 6	14	110 10 3	Nil.	63	0 12 11
10. Dongartal (Under re-port)	49,460	77	4,887 4 0	7,985	3,097 12 0	63	600 10 0	6	53	0 6 10
GRAND TOTAL	5,08,451	794½	3,10,235 8 5	2,64,420	54,184 7 7	26	42,469 4 5	14	61	0 13 0

* Exclusive of three 'Bareja's, viz., Ramtek, Parseoni and Mansal.

The total revenue enhancements over the Ramtek tahsil will be Rs. 54,184-7-7, or 26 per cent; 'Bareja' revenues in Ramtek, Parseoni and Mansal being excluded.

17. The current Settlement of this group expired on July 1st, and it is therefore desirable that sanction may be obtained as early as possible.

NAGPUR:

Dated the 26th September 1894.

PARMANUND,

Assistant Settlement Officer.

**ASSESSMENT PROPOSALS FOR THE DONGARTAL GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

—:0:—

No. 4477-147, dated the 26th November 1894.

Submitted to the Second Secretary to the Chief Commissioner in the Revenue Department, together with the Assessment statements and abstracts, the Rent-rate file, and the Divisional Commissioner's letter of criticism.

2. In this group we meet with a different set of circumstances to those usually found in the Nagpur district, and the tract more resembles the groups of the Satpura plateau. But there are strong points of contrast between it and the groups lately submitted from the Chhindwara district.

Though its soil is very poor, we have none of those barren slopes met with in the Satpuras; there is a quantity of fair rice land here and but little there, and last, but not least, this group is on a fine road, and within a day's journey of the railway; while those groups were most difficult of access.

But, although very much superior to those Chhindwara groups, it is very much inferior to the plain groups of the Ramtek tahsil, and its treatment of course differs a great deal from that extended to these latter tracts.

3. There has been much progress: the area occupied has doubled, and so has the area in cultivation, while although according to practice in this district the crop areas of last Settlement are rejected as inaccurate, still, allowing for this, there has been an increase in the cultivation of both wheat and rice, and the enhanced value of land is shown by the high prices paid for villages here in the later years of the Settlement now just expired.

4. The proprietors consist largely of well-to-do purchasers—the old proprietors of Settlement being mostly Gonds and Mahomedans, in debt, but there are exceptions to the general rule among both classes of proprietors.

As to the tenants, they belong principally to the Gond, Pardhan and Gauli castes, with a sprinkling of Kalars, Kunbis and others, and they are described in paragraphs 13, 14 and 15 of the Rent-rate report.

Most of the aboriginal element supplement their profits from cultivation with earnings from the jungle and earnings from harvesting in the plains: holdings are small, and agriculture careless.

5. Under the circumstances of the group, a low standard rate was selected, and the enhancement proposed was small, apart from mere leveling up and rent fixation.

Effect has been given to the proposals, and the absolute occupancy class is the only class to be really enhanced; their payments being raised by 33 per cent: the actual amount being, however, only Rs. 118, which is distributed over many holdings. Occupancy rents are raised by 7 per cent, mainly due to leveling up individual enhancements and some rent fixation.

The same is the case with ordinary rents, which are raised by 4 per cent. There is a certain amount of reduction of ordinary rents, which the Assistant Settlement Officer has not fully explained.

The rent proposal in this group was effected by me before I gave over charge, and the Assistant Settlement Officer being new to the work of writing Assessment notes, has not justified it as he might have done, but I have carefully examined the proposals once more, and the only case which I would reconsider, is that of holding (XI), in village Devipur (No. 68), in which the reduction of Rs. 6 proposed is not necessary. But on the subject of these rent reductions I have to remark that the tenants are in all cases very poor; that the holdings are very small and of poor soil; and that the rents reduced are very high, frequently exceeding Rs. 2 or Rs. 3 an acre.

Gonds and such like are induced to accept rents which bear no relation to economic rents, because they are accustomed to rely for their support, not on the produce of the holding alone, but on the earnings from labour and sale of jungle produce. They are quite incapable of appreciating the proportion of rent to net produce, and often take small plots for sums which must trench upon the legitimate cultivating profit, and we cannot argue from their consent

to a rent that it is fair in the same way as we might do in a richer group with more advanced cultivators.

In a bad year if the rent cannot be paid, they simply go away. The rice crops of the past four years have been good, and hence the arrears of this group are not remarkable.

6. The enhancement proposed on the very small class of malik-makbuzas is 27 per cent. In one village, Khapara (No. 49), I would take Rs. 5 off the enhancement. The plots are very small. This enhancement would not have stood had I had the opportunity of revising my rent proposals, which the assessment of a village always gives.

7. The only changes which I propose are then to add Rs. 6 to ordinary rents in Devipur, and to take Rs. 5 off malik-makbuzas in Khapara (No. 49). The net decrease in the proposed cash assets will then be Re. 1 only, and subject to these trifling amendments, I beg to ask for sanction to the rent proposals.

8. The sir valuation calls for no comment. The proprietors have generally reserved the best wheat and rice lands for their cultivation, and the rate of the valuation is only Re. 0-11-9. A small portion is sub-let at Re. 1-11-4. Effect has been given to improvements and to fallow in poor soils.

9. The Siwai of the group has been taken at Rs. 1,233, against Rs. 1,588, entered as the actuals of the year, but I find that in some cases the actuals have themselves been rather under-stated, and themselves represent averages. I propose to add a few small sums to the Siwai in two villages, *i. e.* :—

Rs. 5 in Kharazghat (No. 23) : Rs. 10 in Dulara (No. 29); while in Sarra (No. 26) I would cut off the Rs. 8, estimated as Siwai: the waste is very small here. The net addition proposed to Siwai is thus Rs. 7 only. These are small sums, but not unimportant in villages of very small assets.

The figure of Siwai, which I would adopt, is thus Rs. 1,240.

10. As regards revenue, I have had a few additions to propose where proprietors have numerous villages, and where they have deliberately discouraged cultivation for the sake of their personal requirements, in the shape of grazing and fuel, but for the greater number of cases I have proposed some reductions, where I think that the Assistant Settlement Officer has not given sufficient weight to the sudden loss in the incomes of poor proprietors.

The net reduction in the figures which I now propose is Rs. 320, bringing the proposed revenue down to Rs. 7,665, equal to 51 per cent on the total assets, and yielding an enhancement of 57 per cent on the present demand. It is true that the assets to be assessed on are 155 per cent larger than those of last Settlement, and that cultivation has doubled, but the assessment at last Settlement fell at 83 per cent on the assets, as then stated, and a rise in revenue commensurate with the progress of the group was necessarily out of the question. Moreover, the increase to cultivation has consisted in some part of poorer land, as is illustrated by the fact that the revenue incidence per cultivated acre will fall from Re. 0-8-3 to Re. 0-6-6.

The revenue which I now recommend will leave the proprietors with the following balance :—

	Rs.	s.	p.
From Cash rents	2,752	8	0
„ 24,000 acres of waste	1,240	0	0
„ Rental value of 4,554 acres of home-farm and service land.	3,374	14	0
Total	7,367	6	0

11. The revised proposals will, I trust, commend themselves to the Chief Commissioner as moderate, and sanction to them is asked for. The revised assessment should come into force from 1st July 1894, and run for 20 years,—to the 30th June 1914. They will require to be announced by the close of December.

R. H. CRADDOCK,
Offg. Commissioner of Settlements and Agriculture,
Central Provinces

As fixed at last Settlement	At Present.	Detail of Changes.	Detail of Balances.		
			Year.	Amount.	How disposed of.
1	2	3	4	5	6
Rs. a p.	Rs. a p.	Rs. a p.			
4,655 0 0	4,887 4 0	5 4 0 For Service muafi resumed. 227 0 0 „ Clearance Lease villages. <hr/> 232 4 0			

At Settlement.		At Present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5
		Nil		

Soil class.	POSITION CLASS.											
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.

(See separate Statement attached.)

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At Settlement ..										
At Present				(See separate Statement attached.)						

V.—Details of Village area.

	OCCUPIED AREA.					UNOCCUPIED AREA.						AREA IRRIGATED.				Number of plough-cattle.		
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than three years.	Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, covered by roads and buildings.	Total area unoccupied.	Total area for the group.	From tanks.	From other sources.	Total.	Number of irrigation wells.		Number of artificial tanks.	Number of ploughs.
	Under crop.	Fallow of three years or under.	Total.															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	16,527.40	2,274.32	18,801.72	2,150.62	20,952.34	32.58	17,002.67	7,339.53	4,132.67	28,507.45	49,459.79	1,831.43	50.06	1,881.49	5	160	1,329	2,677
Percentage on total area of areas in cols. 4, 6 and 15	...	...	38	...	42	...	...	...	...	...	...	...	...	4	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19.	9,268.35	234.00	9,502.35	791.71	10,294.06	19.71	18,423.84	11,832.85	10,065.31	40,341.71	50,635.77	...	...	...	...	...	...	...

VI.—Details of holdings.

	HELD BY MALGUZARS.			HELD BY MALIK-MAKHUZAS.		HELD BY REVENUE-FREE GRANTNESS.		HELD BY ABSOLUTE OCCUPANCY TENANTS.		HELD BY OCCUPANCY TENANTS.		HELD BY ORDINARY TENANTS.		HELD RENT-FREE OR BY PRIVILEGED TENANTS.		Total occupied area (to agree with column 6 of Statement V).		
	As sir.	Other than sir	Total.	Area of total leased.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	In lieu of service.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	3,107.21	1,247.53	4,354.74	152.46	13	205.85	...	...	76	709.81	495	4,981.56	2,042.00	1,294	8,409.16	142.71	106.51	20,952.34
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	28	...	...	...	...	...	...	3	...	24	...	...	40	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	2,891.01	...	2,891.01	...	...	280.48	...	...	...	1,332.84	...	1,262.48	...	...	4,512.50	...	14.75	10,234.06

VII.—Details of Malik-makbuzas' and Tenants' payments.

	TENANTS.				Total.
	Malik-makbuzas	Absolute occupancy.	Occupancy.	Ordinary.	
1	2	3	4	5	6
1. At last Settlement	Rs. a. p. 140 14 6	Rs. a. p. 557 14 0	Rs. a. p. 571 12 0	Rs. a. p. 2,234 8 0	Rs. a. p. 3,364 2 0
2. Incidence per acre	0 8 0	0 6 8	0 7 3	0 7 11	0 7 7
3. At Present	123 8 0	353 10 0	2,896 1 0	6,443 7 0	9,693 2 0
4. Incidence per acre	0 9 7	0 8 0	0 9 3	0 9 10	0 9 7
5. As Proposed	153 8 0	471 12 0	3,096 12 0	6,692 4 0	10,260 12 0
[Sanctd. ...]	151 8 0	...	...	6,698 4 0	10,266 12 0
6. Incidence per acre	0 12 2	0 10 7	0 9 11	0 10 3	0 10 2
[Sanctd. ...]	...	...	...	...	...
7. Increase per cent of proposed over present payments	27	33	7	4	6
[Sanctd. ...]	...	...	...	...	...
8. Compare as deduced from rates	163 6 0	498 6 0	2,780 5 0	5,493 3 0	8,771 15 0
Total					

VII.—Details of Siwai income.

Source.	Amount at former Settlement.	Amount in year of pre-settlement.	Amount assumed as average.	Remarks.
1	2	3	4	5
Timber	Rs. a. p. ...	Rs. a. p. 390 0 0	Rs. a. p. 328 0 0	
Grass	...	105 0 0	92 0 0	
Mahua	...	709 0 0	540 0 0	
Tank	...	96 0 0	74 0 0	
Fuel	...	144 0 0	108 0 0	
Rafters	...	55 0 0	45 0 0	
Grazing	...	50 0 0	40 0 0	
Mangoes	...	80 0 0	18 0 0	
Total	765 8 0 [Sanctd.]	1,588 0 0	1,233 0 0	
		...	1,245 0 0	

X.—Details of annual value of Sir, Khudkasht and land held by Privileged tenants.

SIR AND KHUDKASHT.	Area cultivated by malguzars.		Area held by privileged tenants.		Valuation adopted.	
	Area leased out.	Rental value at sanctioned actually paid to malguzar. rent-rates.	Rental value at sanctioned actually paid. rent-rates.	Compare rent actually paid.	For sir and khudkasht.	For area held by privileged tenants.
1	2	3	4	5	6	7
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
153 3 0	260 12 0	3,178 2 0	164 15 0	...	3,496 4 0	164 14 0
Incidence per acre	1 0 1	1 11 4	0 12 1	...	0 12 1	0 10 7

X.—Total estimated enhanced income.

COMPARE AS AT LAST SETTLEMENT.			Total.	
Cash rental.	Estimated value of sir, khudkasht and land held by privileged tenants, with rate of valuation per acre.	Siwai receipts.	Rs. a. p.	Rs. a. p.
6	7	8	5	9
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
3,505 0 0	1,629 12 6	765 8 0	15,025 2 0	5,900 5 0
...	0 9 0	...	1,245 15,038 2 0	...

XI.—Assessment proposals and comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (col. 9 of Statement X).	Percentage of proposed revenue on total estimated enhanced income (col. 5 of Statement X).	ANALYSIS OF INCOME ON WHICH ASSESSMENT BASED.				
				Present rental receipts (line 3 of Statement VII, and cols. 2 and 5 of Statement IX).	Estimated Siwai receipts (col. 6 of Statement VIII).	Resulting from valuation.		
						Rental valuation of sir and khudkasht, excluding actual cash receipts (i. e., col. 7 of Statement IX, minus col. 2).	Rental value of land held by privileged tenants, excluding cash receipts (i. e., col. 8 of Statement IX, minus col. 5).	Rent enhancements proposed (difference between lines 5 and 3, cols. 2 and 6 of Statement VII).
1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs.	Rs. a. p.	Rs. a. p.	Rs. a. p.
4,887 4 0	7,985 0 0	83	53	10,077 6 0	1,233	2,040 4 0	164 14 0	600 10 0
[Sanctd.	7,555 0 0	...	50	...	1,245	...	...	601 10 0]

XII.

Actual Increase (+) or Decrease (-) of proposed on present revenue.	COMPARE INCREASE (+) OR DECREASE (-)					COMPARE INCREASE (+) OR DECREASE (-) PER CENT IN		INCIDENCE PER ACRE IN CULTIVATION.	
	In proposed cash rental (cols. 1, 2 and 6 of Statement X).	In valuation of sir, khudkasht and privileged land (cols. 3 and 7 of Statement X).	In Siwai income (cols. 4 and 8 of Statement X).	Net Increase or Decrease.	Increase (+) or Decrease (-) per cent of proposed revenue over present revenue.	Area in cultivation (col. 4 of Statement V).	Estimated income (cols. 5 and 9 of Statement X).	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
3,007 12 0	6,912 3 6	1,745 1 6	437 8 0	9,124 13 0	63	98	155	0 8 3	0 6 10
[Sanctd.	6,913 3 6	...	479 8 0	9,137 13 0	59]				
2,867 12 0									

XIII.—Distribution of revised revenue between malik-makbuza and malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [col. 5 of Statement X, minus column 1].
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
153 6 0	133 4 0	18 4 0	12	7,846 12 0	53
[Sanctd.	...	13 4 0	9	7,416 12 0	50]
1.1 8 0					

STATEMENT III.—Area in cultivation classed

Soil class.	WHEAT LAND.									Rice.	
	Ordinary.	Khari.	Lawn.	Pathar.	Wahuri.	Bandhia.	Bandhan.	Ran.	Total.	Irrigable.	Khari irrigable.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Morand I ...	86	...	...	...	...	...	...	146	232	...	...
Do., II ...	1,089.81	1.52	13.99	32.80	170.89	10.35	6.67	737.76	2,063.79	140.40	...
Khardi ...	1,575.24	13.25	7.22	...	85.71	6.45	5.40	246.11	1,880.44	1,411.30	3.35
Rotari ...	...	...	...	...	...	...	...	...	...	238.87	...
Bardi ...	...	...	...	...	...	...	...	...	...	434.40	.55
Kachhar ...	...	...	...	...	...	...	...	...	...	...	...
Total ...	2,665.19	14.77	21.21	32.80	206.60	16.80	12.13	985.33	3,955.55	2,225.03	3.90
Percentages ...	14	...	...	...	...	...	...	5	21	12	...

IV.—Cropped area classified

	Juarj-Tur.	Kodon.	Wheat.	Rice.	Juari.	Tur.	Cotton.	Cotton-Tur.	Til.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At Settlement ...	...	...	...	...	...	...	...	...	Not ascer.
At Present ...	3,028.74	1,609.37	1,721.18	4,183.38	2,212.85	976.12	660.38	7.35	246.58

according to Soils, Position, &c.

LAND.					BARIES					MUTAFARIKAT.				
Saman.	Khari saman.	Jhilan.	Tikra.	Total.	Irrigable.	Khari irrigable.	Barani.	Khari barani.	Total.	Mutafarikat.	Khari mutafarikat.	Total.	GRAND TOTAL.	Percentage.
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
...	...	...	...	...	...	...	...	...	...	...	...	...	2.32	...
26.25	...	4.48	2.06	173.19	1.68	.58	4.53	15.25	22.04	224.71	4.00	228.71	2,487.73	13
1,128.80	19.71	79.83	17.49	2,660.48	32.09	4.11	55.99	112.93	205.12	4,671.63	272.77	4,944.40	9,699.44	52
208.54	1.21	1.00	10.58	460.20	.41	1.00	4.40	1.09	6.99	1,318.63	34.17	1,352.80	1,819.99	10
425.68	1.70	11.92	38.55	913.09	.40	.50	4.27	3.56	8.73	3,738.93	128.77	3,867.70	4,789.52	25
...	...	...	...	...	2.72	...	...	...	2.72	...	...	...	2.72	...
1,789.47	22.65	97.23	68.68	4,206.96	37.30	6.19	60.28	132.83	245.60	9,953.90	439.71	10,393.61	18,801.72	...
10	...	...	...	22	...	...	...	...	1	53	2	55	...	

according to Crops.

Linseed.	Lac.	Gram.	Chillies.	Lai.	Garden- produce.	Other crops.	Total.	Area double- cropped.	Cropped area.
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
410.67	202.06	608.47	32.11	5.75	14.38	1,012.04	16,931.41	404.01	16,527.40

Extract from the Proceedings of the Chief Commissioner, Central Provinces, in the Revenue Department, No. 437, dated Nagpur, the 22nd January 1895.

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the reassessment of the Dongartal Group in the Ramtek Tahsil of the Nagpur district, and letter No. 8212, dated the 5th October 1894, from the Commissioner, Nagpur Division, forwarding the Report.

READ ALSO—

Memorandum No. 4477-147, dated the 26th November 1894, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

RESOLUTION.

This is an exceedingly poor group of 72 villages or 77 mahals situated at the extreme north of the Nagpur district. The country is hilly and the land is of very inferior quality. The predominating soils are khardi, bardhi and retari, which constitute 87 per cent. of the total cultivated area, while morand, the highest class of soil, amounts to only 13 per cent. The tract is mainly kharif-growing, and there is very little rabi cultivation. Rice and juari alone, and with an admixture of tur, are the crops most extensively grown, and the areas under them amount to 25 and 31 per cent. of the total cropped area. The group is not, however, badly off for markets and communications. The Seoni road passes through its centre, while an old road from Balaghat traverses the eastern villages. There are two markets within the group, and some of the villages are only 10 miles from Ramtek. The proprietors consist largely of well-to-do purchasers, but the tenants are very poor and heavily involved in debt.

2. The existing condition of the group as regards cultivation and assets, and the effect of the settlement on the tenants' rents and on the malguzars' jamas, are exhibited in the following statistical abstract. The figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary from the point of view of the ryots, the malguzars, and the Government, of the basis and results of reassessment:—

				Acres.
1.	Gross area of the group	...	...	49,459.79
2.	Area under cultivation at last Settlement	...	...	9,502.35
3.	Area now under cultivation	...	...	18,861.72
4.	Percentage of increase of (3) over (2)	...	...	Per cent. 98
5.	Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement	...	...	140 Rs.
6.	Total assessable assets at last Settlement	...	...	5,900
7.	Total assessable assets at present Settlement proposed by the Settlement Officer	...	...	15,025
8.	Total assets as adopted by the Chief Commissioner	...	...	15,038
9.	Percentage of increase of (8) over (6)	...	...	Per cent. 155
10.	Total enhancements of rent at present Settlement—			Rs.
	(a) Effected by the Settlement Officer...	...	...	601
	(b) As accepted by the Chief Commissioner	...	...	602
11.	Average rate of rent per acre of ryoti area—			Rs. a. p.
	(a) At last Settlement	...	...	0 7 7
	(b) As now proposed by the Settlement Officer	...	...	0 10 2
	(c) As sanctioned by the Chief Commissioner	...	...	0 10 2

12. Present revenue	Rs. 4,897
13. Percentage of (12) over (8)	Per cent. 83
14. Percentage of (12) on (8)	32
15. Revenue now proposed by the Settlement Officer ...	Rs. 7,985
16. Revenue now sanctioned by the Chief Commissioner ...	7,555
17. Percentage of (16) on (8)	Per cent. 50

3. The group has made much progress during the currency of the now expiring Settlement. The area occupied has doubled, and so has the area in cultivation. The rent-rates have risen by a quarter, and excluding siwai from account, the assets have increased 159 per cent. Under these circumstances a low standard rate was proposed and sanctioned, and the enhancement provided by the village unit-rate was small.

The Settlement Officer now proposes to raise the malik-makbuza assessment by 27 per cent., and to add 6 per cent. to the rental demand of the group; the present payments of absolute occupancy tenants being enhanced by 33 per cent., those of occupancy tenants by 7 per cent., and those of ordinary tenants by 4 per cent. The enhancements are moderate, and have been sanctioned by the Chief Commissioner, subject to the reduction of Rs. 5 recommended by the Commissioner of Settlements and Agriculture in the proposed payments of malik-makbuzas in mauzah Kharpara (No. 49). The reductions of rent proposed by the Settlement Officer are also justified, and have been approved with a single modification in the case of mauzah Devipur (No. 68), where a sum of Rs. 6 has been restored to the rent-roll of the village. The revised all-round rent-rate will be 10 annas 2 pies, or 34 per cent. higher than the rate of last Settlement.

4. The area of the malguzar's home-farms has increased by 51 per cent., and now covers 28 per cent. of the total occupied area. They have been very leniently valued, the rate of valuation being only 11 annas 9 pies per acre.

The estimate of siwai is also moderate, having been taken at Rs. 1,233, against Rs. 1,588, the amount ascertained in the year of enquiry. A few cases were, however, pointed out by the Commissioner of Settlements and Agriculture, in which the income assumed was unduly low; the figures proposed by the Settlement Officer have accordingly been raised at his suggestion by small amounts aggregating Rs. 20. In one village (mauzah Sarra) the estimate of Rs. 8 has been struck out as uncalled for. At last Settlement the income in the group under this head stood at Rs. 755.

5. The total assets of the group as thus revised amount to Rs. 15,038, and have been accepted by the Chief Commissioner for purposes of assessment. The revenue of last Settlement fell at 83 per cent. of the assets, and the Settlement Officer now proposes to take only 53 per cent. This will give an increment of 63 per cent. over the present Government demand, as compared with the increase of 155 per cent. in the income of the malguzars. Looking, however, to the heavy assessment of last Settlement, and the exceedingly poor quality of the land to which cultivation has extended, the Commissioner of Settlements and Agriculture has recommended reductions in some cases of the jamas proposed for individual mahals; while in others slight additions have been made in consideration of the proprietors owning many villages, or their having deliberately discouraged cultivation for the sake of their personal requirements in the shape of grazing and fuel. The Chief Commissioner has generally accepted these recommendations. In some cases, however, the proprietors seemed to him entitled to further consideration, either from the suddenness of the rise or their indebtedness. The result is that the proposed figure has been lowered by Rs. 430. The sanctioned revenue will thus stand at Rs. 7,555, absorbing 50 per cent. of the revised assets, and falling on an acre of cultivation at 6 annas 5 pies, against 8 annas 3 pies at last Settlement. The revenue sanctioned for mauzah Sundri (No. 47) is conditional on the proprietor agreeing to the proposed reductions in rents.

6. Subject to any orders which may be received from the Government of India, the assessment as now revised is sanctioned for a period of 20 years, commencing from the 1st July 1894 and extending up to the 30th June 1914.

[True Extract.]

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.

No. 438.

Dated the 22nd January 1895.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that after the announcement of the revised rents and jamas, a tabular Statement, in the usual form, may be submitted to this office.

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.



CENTRAL PROVINCES SECRETARIAT.

Revenue Department.

No. 1399.

FROM

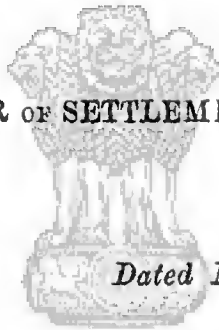
H. H. PRIEST, Esq., I. C. S.,

OFFG. CHIEF SECRETARY TO THE CHIEF COMMISSIONER,

Central Provinces;

To

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

Central Provinces.*Dated Nagpur, the 19th March 1895.*

SIR,

In continuation of this Administration's Resolution No. 437, dated the 22nd January 1895, I am directed to forward a statement giving details of the revised assessments of the Dongartal Group in the Ramtek Tahsil of the Nagpur District.

I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

**Statement giving details of the revised Assessments of the Dongartal Group in the Ramtek Tahsil
of the Nagpur District.**

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs.			
1	Chizda ...	...	...	...	48 10	48 10	72 2	40	55	55	51
2	Maharpeth ...	...	...	...	1 4	1 4	31 4	15	48	48	145
3	Ranjam ...	...	9 0	15 0	52 4	76 4	102 12	45	44	44	54
4	Ghoti ..	...	6 0	35 0	160 12	201 12	302 14	150	50	50	89
5	Salai ...	...	...	103 6	76 6	179 12	292 14	150	52	52	83
6	Hinra ...	...	1 4	74 8	151 6	227 2	304 14	160	52	52	233
7	Sheowara ...	...	27 8	30 0	54 2	111 10	155 10	90	58	58	111
8	Warghat ...	...	16 8	77 8	97 12	191 12	297 0	170	58	58	143
9	Khanora ..	50 0	114 8	55 0	183 4	352 12	611 12	325	53	50	96
10	Tuyapar ...	...	12 8	36 0	191 4	239 12	331 0	140	43	43	79
11	Umri ..	...	0 8	18 0	59 4	77 12	87 12	40	45	45	91
12	Junewani ...	...	...	26 0	23 0	49 0	72 8	35	48	48	93
13	Goreghat ...	...	...	8 0	30 0	38 0	69 0	30	43	43	39
14	Nawegaon ...	...	19 8	37 0	45 0	101 8	146 0	70	43	43	116
15	Belda ...	...	12 8	34 0	74 2	120 10	193 8	100	52	52	93
16	Lakhepur ...	...	...	9 8	36 0	47 8	114 8	55	48	48	410
17	Phuljhari ..	...	69 8	45 0	60 14	175 6	180 10	105	58	58	133
18	Akola ..	7 0	6 0	6 8	47 4	59 12	153 8	80	52	50	95
19	Chiknapur ...	...	4 0	32 0	30 4	66 4	77 0	35	45	45	140
20	Tangla ...	...	26 0	137 0	83 0	246 0	304 8	170	56	56	103
21	Pusda ..	...	8 0	190 12	143 4	342 0	406 4	225	55	55	89
22	Murjhari ..	...	...	4 8	43 8	48 0	140 0	75	54	54	140
23	Karajghat ..	...	...	...	4	1 4	36 4	20	55	55	182
24	Kurwa ..	...	...	...	...	...	28 0	15	54	54	53
25	Pinkapar, Mahal I	...	...	34 0	42 8	76 8	86 12	50	57	57	} 71
	Do., do. II	...	...	22 8	35 0	57 8	76 8	40	60	60	

**Statement giving details of the revised Assessments of the Dongartal Group in the Ramtek Tahsil
of the Nagpur District.—(Contd.)**

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs.			
26	Sitapur ..	...	10 0	9 0	14 0	33 0	87 12	45	51	51	197
27	Lodha ..	...	13 12	73 4	68 12	155 12	282 8	110	39	39	79
28	Chuwai ...	...	...	38 4	59 0	97 4	160 4	60	38	38	83
29	Dulara ...	...	...	23 0	24 0	47 0	108 0	55	51	51	108
30	Kurwahi ...	...	59 0	172 0	95 8	326 8	474 10	260	55	55	141
31	Garrah ...	...	...	23 0	121 4	144 4	215 4	100	47	47	49
32	Bandra ...	...	...	76 8	57 4	133 12	209 8	100	48	48	71
33	Navegaon ...	...	...	130 12	33 0	163 12	174 8	80	46	46	98
34	Warambha ...	0 4	12 0	266 8	52 4	330 12	404 0	200	50	50	96
35	Kampti ...	...	...	90 8	88 8	179 0	238 0	100	42	42	114
36	Saora ...	...	...	183 0	70 12	253 12	301 12	120	40	40	27
37	Usripur ...	...	...	7 0	59 4	66 4	133 8	60	47	47	41
38	Bakhari ...	...	...	...	0 8	0 8	68 12	40	58	58	57
39	Kharbikhera, Mahal I.	...	...	48 0	70 10	118 10	176 10	70	40	40	} 36
	Do., do. II.	...	...	49 4	5 8	54 12	109 12	40	36	36	
40	Dongartal ..	...	...	88 0	126 8	214 8	428 8	190	44	44	48
41	Jhanjaria ...	...	...	76 0	270 10	346 10	417 10	240	57	57	87
42	Deolapar ..	...	...	...	335 0	335 0	403 8	160	40	40	65
43	Katta Pirda ..	...	...	36 0	141 14	177 14	265 10	125	47	47	29
44	Sindiwani ...	...	...	31 8	28 12	60 4	123 12	75	60	60	314
45	Khirkhi ...	...	...	...	106 12	106 12	210 8	105	50	50	176
46	Pendhri ...	...	...	56 0	87 8	143 8	196 12	100	51	51	331
47	Saundri ..	...	6 8	64 0	179 8	250 0	423 4	175	41	41	149
48	Manegaon ..	...	23 12	68 0	100 8	192 4	254 8	115	45	45	139
49	Kharpara ..	27 0	2 8	18 12	39 0	30 4	132 4	70	51	44	75
50	Saongi, Mahal I.	13 8	3 0	8 8	22 0	33 8	109 8	65	60	58	} 182
	Do., do. II.	24 12	8 0	2 8	36 0	46 8	105 4	60	57	47	

Statement giving details of the revised Assessments of the Dongartal Group in the Ramtek Tahsil
of the Nagpur District.—(Concl'd.)

Serial Number.	Name of Village and Mahal	Payments of malik-mukhtazas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs.			
51	Bothia ...	...	...	1 0	112 6	113 6	138 14	70	50	50	51
52	Palora ...	...	...	9 0	187 8	196 8	274 14	120	44	44	44
53	Wagholi ..	...	...	14 0	151 2	165 2	311 10	185	59	59	97
54	Khapa ...	...	...	...	3 0	3 0	85 0	50	59	59	30
55	Silari ...	...	...	...	122 8	122 8	134 8	65	48	48	79
56	Piparia ...	...	...	29 14	72 8	102 6	215 14	100	46	46	41
57	Salai, Mahal I.	...	...	10 0	84 2	94 2	182 4	75	41	41	46
	Do., do. II.	11 0	...	...	16 8	16 8	38 8	15	40	40	
58	Ghoti ...	...	...	18 0	88 0	106 0	149 0	80	54	54	54
59	Mohgaon, Mahal I.	...	...	...	18 0	18 0	22 8	10	44	44	75
	Do., do. II.	...	...	...	7 0	7 0	8 8	5	59	59	
60	Jamunia ...	...	...	...	49 4	49 4	59 4	30	51	51	...
61	Tuyapar ...	...	...	...	8 0	8 0	86 0	50	58	58	134
62	Dahoda ...	...	...	1 8	293 10	295 2	434 2	225	52	52	40
63	Surjhari ...	...	...	...	51 4	51 4	67 4	35	52	52	...
64	Ambajhari ...	...	...	75 4	305 10	380 14	461 14	275	60	60	65
65	Shahpur ...	...	...	14 6	86 10	101 0	105 0	50	48	48	57
66	Hinra ...	...	...	...	180 10	180 10	255 2	125	49	49	142
67	Patharai ...	...	...	186 14	175 12	362 10	397 10	225	57	57	68
68	Devipur ...	...	...	...	204 8	204 8	229 8	130	57	57	...
69	Mohadi ...	18 0	...	46 0	58 14	104 14	221 6	110	50	46	63
70	Chargaon ...	...	...	...	13 8	13 8	42 0	20	48	48	37
71	Sitapur ...	...	...	...	221 8	221 8	267 8	5	50	50	...
72	Paoni ...	...	...	8 0	32 0	40 0	69 0	30	44	44	328
TOTAL ...		151 8	471 12	3,084 4	6,611 0	10,167 0	15,147 10	7,565	50	50	83

	OCCUPIED AREA.				UNOCCUPIED AREA.					Total area area of group.	AREA IRRIGATED.			Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of cattle.	
	Area in cultivation.		Area out of cultivation, i. e., waste and fallow of more than three years.	Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, by roads and buildings.	Total area unoccupied.									
	Under crop. three years or under.	Fallow of three years or under.									Total.							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	14,672.35	753.24	15,425.59	4,009.67	19,435.26	15.54	7,171.83	6,915.12	3,388.88	17,491.37	36,926.63 = 57.2 Sqr. miles.	548.30	63.59	611.89	21	39	927	1,854
Percentage on total area of areas in columns 4, 6 and 15	...	...	42	...	52	...	...	...	...	...	...	...	...	2	...	...	...	...
Compare entries of last Settlement for columns 2, 4, 6, 12, 15, 16, 17, 18 and 19	10,374.80	356.73	10,731.53	3,519.26	14,250.79	25.95	5,142.82	13,174.79	4,089.43	22,432.99	36,683.78	...	...	...	...	...	...	...

RENT-RATE REPORT FOR THE DAHIGAON GROUP OF THE RAMTEK TAHSIL, IN THE NAGPUR DISTRICT.

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The Dahigaon group is a small group, which contains only 36 villages or 40 mahals, and covers an area of only 57½ square miles. It is made up of the villages on the northern strip of the Tarsa pargana, and those villages of the Ramtek pargana which lie to the north of and behind the Ramtek range. It is bounded on the north by the first great line of Government forest which one encounters on the journey to Seoni; on the east by the Bhandara district; on the south by the Kodamendhi group of the Tarsa pargana; and on the west by the Ramtek group, or central portion of the Ramtek pargana, which has still to be reported on.

2. As first sight one might be tempted to think that the separate division of so small a group was an unnecessary course, but as the natural features of the group and its circumstances come to be described, it will be seen that it could not suitably have been included in the neighbouring groups.

It is always my aim to divide off, wherever possible, a tract which shows a tale of development, from a tract where cultivation was almost as close at last Settlement as it is now. Each will require separate treatment.

It will be remembered that the two groups of the Tarsa pargana, as yet dealt with, consisted of a great wheat plain with several large villages, and absolutely no jungle or waste. The Dahigaon group is very different.

3. You may enter the group by leaving Kodamendhi from the north, and you will find yourself in country with scrub jungle and cultivation much intermixed, and villages still in process of development, quite distinct from the open villages of the great Tarsa plain. Proceeding still further northward, you will be met by hills which enter the district and group from Bhandara, and these extend far into the group at Murda, Gugaldoh, Manegaon and Mandribhagi. To the south-west of these and forming a sort of broken continuation of the chain, are low hills to the south of Pancha'a and Kindsi. These are the real beginning of the Ramtek range, and divide the group from Bori, Sirpur and Nawargaon of the Kodamendhi group. The chain is broken at Kindsi, where the Sur river has forced its way through, and if we follow upwards the course of the Sur, we shall come to Dahigaon Buzurg or Kindsi Dahigaon, as it is sometimes called, the chief village of the group. Here the Kapila river joins the Sur, and the country though a little more open than the rest of the group, has still a considerable admixture of scrub and waste, until the heavy jungle to the north is reached.

But, although there are so many hills met with in this group, yet the land between these hills is flat enough, and the action of streams in the form of surface scouring is less noticeable than is the case in great wheat plains. The Sur river has the same characteristics of a shallow bed and sandy land suitable for gardens along its banks, as were described in the Kodamendhi report, and its tributary the Kapila, which enters the group at the north from the jungles and flows past Musewari to Dahigaon, has very similar characteristics.

4. The above description will suffice to show that the group is very dissimilar to the three groups of this tahsil, for which reports have already been submitted, but, before dealing with population and trade, as usual, I will give the statistics which exhibit the cultivation, soils and crops of the group, in order that the picture of its natural features may be complete.

From the preceding table it will be seen that only 52 per cent of the group is occupied, and only 42 per cent is cultivated—a sad falling off on the groups of the Tarsa plain, but, on the other hand, the occupied area has increased by over 36 per cent, and the cultivated area by 44 per cent. In no group in the district have I been able to report so much progress as this.

Cultivation.

The area in holdings includes 21 per cent waste and old fallow, while the new fallows amount to less than 5 per cent of the area in cultivation. There is many a tract in this district where the soils are superior to those here, but fallow is much larger.

Turning to the unoccupied area, scrub jungle and tree forest cover about equal areas, the latter is, however, confined to the villages on the north-west of Murda, Gugaldoh, &c.

There is still scope for further extension of cultivation, but it will be limited to poor soils for the most part, as much of the past extension has been.

The people of this group have thus most abundant grazing grounds—a fact which is independently confirmed by the number of ploughs and plough-cattle, amounting to a plough and a pair of bullocks to every 18 acres in cultivation; whereas in other groups more closely cultivated a plough to every 19 or 20 acres has been the general rule.

Grazing land and plough-cattle.

As regards irrigation, there is a large area of over 500 acres irrigable from tanks and large ponds, and there is a little garden irrigation from wells, on the banks of the Sur and Kapila rivers.

Irrigation.



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5. The soils of the group are exhibited in the statement which next follows:—

Soil class.	WHEAT LAND.										RICE LAND.						BARU.				MUTAFARIKAT.			GRAND TOTAL.	Percentage.			
	Ordinary.	Kharti.	Lawn.	Pathar.	Waburi.	Bandbia.	Bandhan.	Irrigable.	Ran.	Total.	Irrigable.	Jhlan.	Tikra.	Saman.	Kharti saman.	Total.	Irrigable.	Kharti irrigable.	Barani.	Kharti Barani.	Sana.	Total.	Mutafarikat.			Kharti.	Total.	
Morand I ...	13-00	4-00	...	...	...	...	...	...	...	17-00	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Do., II ...	2,315-76	5-98	16-77	103-30	104-56	48-34	1-58	1-55	42-31	3,025-15	3-41	...	...	...	17-35	...	20-66	...	...	...	...	...	...	...	...
Khardi ...	5,354-16	48-73	12-32	11-89	35-74	41-65	...	2-06	447-84	5,951-39	282-77	8-94	24-51	8-77	508-13	76-32	909-44	41-18	3-52	14-70	1-14	3-15	60-54	2,191-83	35-29	2,226-62	9,154-14	59
Retari ...	...	...	...	...	...	...	...	...	...	...	28-69	5-7	30-33	3-30	192-29	20	255-31	57-42	1-87	3-42	...	1-62	62-71	629-27	16-06	645-27	964-01	6
Bardi ...	...	...	...	...	...	...	...	...	...	...	267-47	5-63	12-51	4-39	517-77	26-89	834-72	1-95	...	13-66	2-03	...	17-64	1,259-51	19-08	1,278-59	2,130-95	14
Total ...	7,682-92	58-71	29-09	118-19	140-30	89-99	1-56	3-61	872-15	8,906-54	582-34	15-13	67-35	16-46	1,235-41	103-41	2,020-13	100-55	5-39	32-44	3-17	4-77	141-55	4,192-23	70-37	4,262	8,425-59	100
Percentages...	50	...	...	...	...	...	...	...	5	55	4	...	...	...	8	...	13	...	...	...	...	1	...	27	...	28	...	100

For the first time in these reports I have to deal with a group in which poor soils are in the majority,—and in a large majority.

Morand II is the best soil here (for the area of morand I is too trifling to be considered), covers 21 per cent only, khardi 59 per cent, bardi 14 per cent, and retari 6 per cent.

Some satisfaction is, however, to be gained from the fact that of the khardi nearly two-thirds is wheat-bearing, and one-tenth is rice land; while in the same way portions of the retari and bardi are redeemed by being rice and garden land, and after all only 28 per cent of the cultivated area is relegated entirely to minor crops.

The Amins' classification at last Settlement resulted in 2,667 acres being entered as kali soil, of which 233 acres were entered as kali I, and 11,138 as morand. These 13,700 acres represented nearly all the occupied area—a monstrous classification.

6. The cultivated area divided by the various uses to which it is, or is capable of being put, shows the following results—

Classes of land.	Per cent.		
	Wheat land	...	...
	Rice land	...	13
	Garden land	...	1
	Minor crop land	...	28

It will be noticed that about 9 per cent of the wheat land is in the ran portion, and wahuri and pathar make up only about 3 per cent.

The small proportion of sloping land is due to the general flatness of the land, while khardi is very sparingly classed by positions, and the bulk of the uneven land goes into minor crop land.

The embanked area is insignificant.

Rice land is of some importance in this group—a little under a third of it being irrigable. About 3 per cent is jhilan, and the almost entire absence of tikra land bears testimony to the flatness of the cultivated area.

The bulk of the irrigable garden land lies on khardi and retari soil on the Sur and Kapila rivers, and it is of good quality.

Khari land. Khari land in this group is divided, as follows:—

Class of land.		Percentage of khari on total area of class.
Wheat land	...	65
Rice land	...	5
Garden land	...	6
Minor crop land	...	1.5
All classes	...	1.6

7. The next table shows the cropping of the group,—the figures of the last Settlement being given for what they are worth:—

Crop.		Area at Settlement.	Area at Present.	Percentage of present area to total cropped area.
		Acres.	Acres.	
Wheat	...	3,469	4,613	32
Rice	...	927	2,024	14
Juari	...	2,825	402	} 14
Juari-Tur	...	1,487	1,860	
Regni or hot-weather Juari	...	27	1,274	9
Linseed	...	799	1,093	7½
Tur	...	268	740	5
Gram	...	72	482	3½
Pea	...	9	307	2
Chillies	...	25	105	1
Other crops	...	466	1,928	13
Total	...	10,374	14,328	101
Deduct area double-cropped	...	...	156	1
Net cropped area	...	10,374	14,672	100

Wheat, it will be seen, covers 55 per cent of the wheat land, which shows that care has been exercised in the soil-classing.

Rice cultivation has been extended on hardi and retari, lately occupied and there is scope for further extension still.
Chief features of the crop. ping.

Rengui-juari is an important crop here, ranking next to juari proper, but it is not so valuable as the kharif-juari.

Linseed is not of much importance here, but tur, gram and til occupy as much as in most groups.

It is noteworthy that sugar-cane now occupies only 3 acres, against 91 at last Settlement.

8. A brief summary of the foregoing description of the natural features of the group will be useful before I proceed to the artificial, as opposed to the natural circumstances of the group.

This little group, it has been seen, while possessed of hardly any rich soil, yet enjoys advantages of rainfall and surface, which allow it to make the best use of its poor soils, and they are all good and productive of their kind.
Summary of the above natural features of the group.

The khardi soil is of good quality, and produces very fair wheat, and the rainfall which permits of extensive rice cultivation, and the production, even on poor soil of the hot-weather juari, adds greatly to the productive power of the group, while the presence of jungle and grazing land allows the people to keep a plentiful supply of cattle, and to earn some money by selling fuel over and above what they require for domestic uses. So that, altogether, the group is superior to what the bare soil statement would lead one to believe its condition to be.

9. I now proceed to describe the important particulars of population, trade, markets, tenures and the castes and condition of the agricultural population.

The population of the group is now 5,779, against 4,877 at last Settlement—the increase being thus over 18 per cent—a larger rise than has been noticed in other agricultural tracts, and a natural accompaniment of the increase in cultivation.
Population.

Although there are no large villages in the group, there are only eight which have no houses at all in them.

The largest villages are—

	No.
Dahigaon Buzurg ...	868
Mahaduli ...	615
Aregaon ...	500
Musewari ...	462
Panchala Buzurg ...	475
Blandar Bori ...	409

The most notable increase of population has occurred in Aregaon, in which the rise has been from 330 to 500, or by over 50 per cent—a rise in keeping with the great progress of that village, in every respect.

The pressure of population to the square mile represents only 100 souls, but this is to be expected with so much hill and waste. On the cultivated square mile the pressure of population is 240, which is but little lower than is found in the groups of the Tarsa plain. It is the larger extent of rice which accounts for this equality.

10. The position of the group behind the Ramtek range and on the border of the Bhandara district, gives an impression of remoteness to it which it really does not deserve.

The northerly villages are only four or five miles from Ramtek, while those to the south are only eight or nine miles from the railway, and although no market is held within the group limits, the markets of Ramtek, Kodamendhi and Aroli, are all within two or three hours' walk from any part of the group.

There are, it is true, no special roads, but the village-tracks are quite sufficient for the needs of the group, and connect it with the Tumsar-Ramtek road at Kodamendhi, and two or three other routes from the jungles to Ramtek. A tenant who wished to dispose of his produce in the Kamptee market, would have to take it to Ramtek, from which he could go on to Kamptee by a direct cross country-route of 14 miles in length, and the western villages lie only about five miles off the great northern road, so that the tenant can get Kamptee-prices for his produce, with but a moderate deduction off, for cost of carriage.
Communications, Trade and Prices.

11. The usual table of tenures, is given below :—

Details of Holdings.

	Held by Malguzars.			Held by Malik- palkuzars.		Held by Revenue- free grantees.		Held by Absolute occupancy tenants.		Held by Occupancy tenants.		Held by tenants of superior class in ordinary tenant right.		Held by Ordinary tenants.		Held Rent-free or by Privileged ten- ants.		Total occupied area (to agree with column 6 of State- ment V).
	As sir.	Other than sir.	Total.	Area of total leased.	No. of hold- ings.	Area.	No. of hold- ings.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	As grant from mal- guzar.	In lieu of ser- vice.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	...	1,452.73	623.10	2,072.92	311.15	23	222.30	6	46.88	125	2,438.28	316	6,245.23	412	6,453.92	18.26	213.34	19,435.26
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16.	...	...	11	...	...	...	...	...	...	13	...	32	...	...	33	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16.	2,707.45	...	2,707.45	...	...	240.50	...	117.10	...	2,775.79	...	2,091.55	...	...	6,136.54	3.95	177.85	14,250.79

It will be seen that the proprietors hold about 11 per cent, which is much less than they held at last Settlement; malik-makbuzas and revenue-free grantees are also unimportant—a natural state of things in a group so undeveloped at last Settlement.

Absolute occupancy tenants hold only 13 per cent, a small proportion explained in the same way as the paucity of malik-makbuzas, but a satisfactory feature is that the decrease in the area held by them is only 12 per cent, or much less than in many a richer group.

The occupancy area has also trebled, and amounts to 32 per cent of the occupied area, or almost as much as ordinary tenants, who hold 33 per cent.

That the area held by tenants holding only in ordinary right should be not larger than this in a group, where there is so much recent cultivation, is a most satisfactory feature.

The average size of holdings is somewhat smaller than is usually the case, owing to the number of small rice holdings. They average in area 19 acres for the absolute occupancy and occupancy classes, and 15 acres for the ordinary tenants.

The protected classes hold 1,654 acres in ordinary right besides, which adds nearly 4 acres to the average area of their holdings, and the number of tenants holding land in several villages is considerable.

12. The proprietors of the group number 55 persons, of whom 27 are Brahmins, 11 Kirars, 6 Telingas, 5 Kalars, 5 Marathas, 3 Gosains and 3 of other castes, and there are no Kunbi proprietors.

The Brahmins hold 19 villages and the Marathas 7, the Kirars 3, the Telingas and Gosains 2 each, and the others are single village proprietors.

The chief proprietors of the group include Ahiloji Ahir Rao, owner of the Chachar estate, who holds Panchala Buzurg; Naoloji Rao, who owns the 'mokasa' villages of Seoni, Bhondki and three others; Yado Rao Jandhar, owning Bhandarbori and Gugaldoh on 'makta' tenure. Some of the wealthy Kirar landowners of the Kodamendhi group are represented, and Dahigaon itself belongs to Sadasheo Rao Patwardhan, pleader, a brother of the Extra-Assistant Commissioner.

Many of the Brahmins are of Nagpur and Ramtek, including Vithal Rao Kalekar, malguzar of Musewari, and owner of several villages in the Umrer tahsil.

The Gosain and one of the Kirar proprietors are resident, and with a Mahomedan and the Chattri proprietor of Ghanteshwar constitute the only resident proprietors of the group, but the Kalars of Sitalwari live in Dahigaon, close by, where they hold land as tenants. Two estates Andharban and Murda are held by purchasers, under the Waste Land Sales Rules.

13. The proprietors have, as a rule, left their tenants alone, and none of the big money-lenders hold villages in this group, which is a great thing for the tenants.

The only landlords who seemed to have been oppressive, were the Mahomedan of Umri, an ex-contractor of Kamptee, the Brahmin Mokasdar of Kelapur, and the Brahmin proprietor of Hasapur, the brother of a late pleader, who is managing for his minor sister-in-law.

The conduct of the other proprietors neither calls for special blame nor praise.

Naoloji Rao has leased all his villages, but four of them are held by a Brahmin thekadar, who is one of his agents, and one Met-Sivardoli has been held since before last Settlement by a Kalar, and in his case the Chief Commissioner has been pleased to sanction the grant of a protected status.

Naoloji Rao through his agents endeavoured to defeat this man's claim by a tissue of falsehoods, which were exposed one after the other, and do not reflect credit to a man of his status.

14. There have been nine transfers of villages in this group, the dispossessed proprietors being Brahmins, Kirars, Kalars and a Mahomedan. The purchasers also belong to these castes.

The only noteworthy cases, are the following:—

Asoli	.. } Land Revenue Rs. 270 Sold for	Rs.
Shahpur		375 in 1869
		3,325 „ 1884
Khaparkhera ..	do. 150 do.	300 „ 1872
		1,000 „ 1890

15. To turn to the tenants there are 759 in the group, the head of all joint-families being alone computed. The chief castes, are thus enumerated :—

Castes and condition of tenants.		No.
Kunbis	...	160
Gonds	...	125
Mahars	...	100
Kirars	...	99
Kalars	...	53
Malis	...	48
Telis	...	43
Brahmins	...	24
Lodhis	...	21
Pardhans	...	17
Other castes	...	69
Total	...	759

The small number of Brahmins taken together with the large number of Gonds, Mahars and Pardhans, indicate a group of poor soil; while at the same time the good cultivating castes of Kunbis, Kirars, Telis, Malis and Lodhis, who number 371, or nearly half the total, bear out the other figures,—showing that if soils are poor, the cultivation is of fair quality,—while to these must be added Brahmins and Kalars, bringing up the total of substantial cultivators (so far as castes go) to 445, or nearly 60 per cent of the total. Some of the Mahars are also substantial men, and the Gonds of this group are by no means of that kind, who subsist on mahua and forest produce, many of them being poor and struggling, but not poverty-stricken.

16. The classes into which the tenants have been divided, according to their means, will be of interest :—

Class.	Description.	Number.	Percentage to total.
A	Well off: lending money or grain ...	36	5
B	Well-to-do substantial men: not in debt ...	112	15
C	Average cultivators, of the struggling type: but not deeply involved in debt ...	533	70
D	Involved in debt, or exceedingly poor ...	78	10
	Total	759	100

The following comparison with the two groups of the Tarsa plain, will be instructive :—

Group.		PROPORTION OF EACH CLASS OF TENANT.			
		A.	B.	C.	D.
Tarsa-Khat	...	4	18	61	17
Kodamendhi	...	5	15	66	14
Dahigaon	...	5	15	70	10

The above table bears out what I have often said that (excepting of course a tract where the soil is so poor that bare subsistence is a matter of difficulty) the group with the richest soil will show the greatest extremes of prosperity and indebtedness, while in the poorer tract the tenant will be more of an average type.

The richest of the three groups is Tarsa,—the poorest is Dahigaon.

Of course I will concede that the average standard of comfort is higher in the richer group than in the poorest, but so far as indebtedness is concerned, the richer land encourages extravagance, and attracts the money-lender

In the Dahigaon group there is no great money-lending proprietor, consequently there are few D class tenants, few mortgages, and only five holdings have been transferred.

17. The next subject for discussion is that of rents, of which details are given in the usual table:—

Class.			Present rent.	Rate at Settlement.	Rate at Present.	Rise since Settlement.	Present unit incidence.
			Rs. a. p.	Rs. a. p.	Rs. a. p.	Per cent.	
Absolute occupancy	...	...	1,770 4 0	0 11 2	0 11 7	4	83
Occupancy	...	...	4,683 4 0	0 10 2	0 12 0	18	96
Ordinary	...	...	6,050 2 0	0 8 2	0 11 11	40	128
All-round			12,503 10 0	0 9 4	0 11 11	28	106
Occupancy-cum-ordinary			10,733 6 0	0 8 9	0 12 0	37	112
Malik-makbuza			219 15 0	0 12 11	0 12 0	-7	87

It would seem then that the rise in rents had been very moderate indeed, but allowance has now to be made for the large increase in the occupied area, which relates almost entirely to poorer soil.

A reference to the figures of tenures will show that the ordinary area now contains all the newly occupied area of over 5,000 acres, and an accession of about 600 acres from sir.

If the newly occupied land be deemed to be about half as valuable as that formerly occupied,—then the rise in the occupancy-cum-ordinary rate will be found to have about 53 per cent, while of course the real rise in the ordinary rate (allowing for the poorer land occupied) must have been very large indeed.

18. In the year of attestation, arrears after the dry season of 1891-92 would have been expected to be larger here, but as a matter of fact in 20 out of 36 villages there were no rental arrears, and the total for the group amounted to only Rs. 433. The only noteworthy items are—

		Rs.
Rental arrears.	Dahigaon Buzurg	100
	Kheri	53
	Punchala Khurd	39
	Umri	39

In Dahigaon there are several cases of individual high rents, but arrears are not of common occurrence; in Kheri the rent is due by a Teli of Ramtek, well able to pay; in Punchala Khurd the rent is due by a single tenant, who is much in debt; while in Umri, with a tyrannical landlord, poor tenantry and high rents, it is surprising that arrears are not larger. I find here, as indeed is so often the case, that arrears are due chiefly to a few tenants not having paid any rent, rather than to a number of tenants having part of their rent in arrears. When this is the case it is clear that arrears are not occasioned by wholesale high rents, but by misfortunes or peculiarities of individuals. In the majority of instances tenants could pay, and did not choose, for if an individual rent be too high, this is no ground for a portion of it not being paid.

19. The increase in assets in this group is very large, compared with what is usually found in groups of this district.

The following are the figures:—

Assets.		At last Settlement.	At Present.
		Rs. a. p.	Rs. a. p.
Cash	...	6,503 8 0	12,723 9 0
Value of sir and service land	...	1,605 4 6	1,785 10 11
Total	..	8,108 12 6	14,509 3 11

The increase in assets has thus been 77 per cent : Siwai being excluded.

In some of the jungly villages the precise Siwai estimate has not been finally settled, pending production of accounts, but the Siwai income will amount approximately to from Rs. 1,000 to Rs. 1,200.

Increase in assets.

The present assets, if Siwai be taken to be Rs. 1,100, are thus Rs. 15,609. What the Siwai was at last Settlement cannot be precisely said, for no proper estimates of Siwai were made then in 'mokasa' villages.

Factors.

20. The only departure from the tahsil scale of factors in this group is connected with retari land. This is the first group in which retari has been met with to any extent, and it is superior to the ordinary casual retari generally met with.

Changes in valuation of 'Retari' land.

This soil is very suitable for rice land, when irrigable, and the tahsil factors allow for retari being valued like khardi and bardi, as may be most suitable. The khardi factor for rice land is 32, the bardi 20, but as retari land does not produce a double-crop, I have in this group adopted a factor for it of 24, and I have raised the irrigable garden land, retari factor, to a similar figure, for rents would justify a still higher factor, and this land is all of good quality on the banks of the Sur and Kapila, having something of an alluvial character.

For retari mutafarikat also the factor is raised from 5 to 6; a trifling change, as the crops on this are a little superior to those on bardi.

21. The incidences of the group extend over a considerable range, as will be seen from the next table. In some cases they are very high :—

Incidence.	No. of Villages.
.50 — .60 ...	1
.60 — .70 ...	2
.70 — .80 ...	1
.80 — .90 ...	5
.90 — 1.00 ...	4
1.00 — 1.10 ...	5
1.10 — 1.20 ...	4
1.20 — 1.30 ...	4
1.30 — 1.40 ...	2
1.40 — 1.50 ...	2
1.50 — 1.60 ...	2
1.60 — 1.70 ...	1
1.80 ...	1
2.24 ...	1
Total ..	35
Village with no ryoti land ..	1
GRAND TOTAL ..	36

Before proceeding to comment on these incidences I will state the incidences of each class of tenant, in order that it may be seen how far the high incidences are due to high ordinary rents paid on the poorer newly occupied lands, and how far to a higher pitch of rent-rates at last Settlement :—

Unit incidences in this group.

Class of tenants.	Rise in rent-rate since Settlement.	Unit incidence.
	Per cent.	
Absolute occupancy ...	4	.82
Occupancy ...	18	.96
Ordinary ...	46	1.28
All-round ..	28	1.06
Occupancy-cum-ordinary ...	37	1.12
Compare Malik-makbuza ..	-7	.87

22. The occupancy area at last Settlement was too small to compare with the occupancy area now, and if occupancy rents be compared with the occupancy-Standard rate, cum-ordinary of last Settlement, the rise, it will be seen, has been about 37 per cent. The present ordinary area may be said to be composed as follows:—

	Area.	Settlement rate.	Rent.
	Acres.	Rs. a. p.	Rs.
Old ordinary ...	1,925 @	0 8 2 ...	981
From sir and absolute occupancy land ...	1,000 @	0 11 2 ...	697
Newly occupied at half all-round rate ...	5,185 @	0 4 8 ...	1,512
Total ...	8,108	...	3,190

The 8,108 acres of the present ordinary area would thus approximately have paid Rs. 3,190 at last Settlement, and is now paying Rs. 6,050. The rise in the ordinary rate has thus been exactly 90 per cent.

The following then must have been the incidences of the last Settlement—

Absolute occupancy ...	...	...	·79
Occupancy ...	...	...	·70
Ordinary ...	...	...	·67
All-round	...	...	·70

Of these the occupancy is the surest and safest, for it deals with a better ascertainable area, and this points to a standard rate of 1·05, which the all-round figures also justify, if the newly added area be calculated as paying at last Settlement at half the then all-round rate. Absolute occupancy area is not important enough to outweigh other considerations.

The proper standard for this group on strict price considerations is therefore 1·05.

23. The reasons for higher incidences in this group than in Kodamendhi or Tarsa-Khat, so far as I can judge, are not difficult to ascertain.

- (a) With the area of good soil limited there is more competition among tenants than where, as in those two groups, there was an almost unlimited supply of homogenous wheat land.
- Probable causes for higher incidences and higher standard in this group.
- (b) With small villages and so many Gond and Mahar tenants; proprietors have both had to exact more and been able to do so, in order to get a moderate income.
- (c) The proprietors of this group look to rents and not to profits of money and grain dealings for their own incomes.
- (d) The wheat land here, though presenting such a poor appearance, being light-yellow in colour, and classed as khardi, yet is productive of its kind, and it is noteworthy that it was in this land that much more damage from rust took place this year than in the heavier black soils of Tarsa and Kodamendhi. In further proof of this, I have only to refer to the fact that the population per cultivated square mile is as large as in those groups which have more non-agricultural population and towns within their limits.

I have shown that it is in great measure due to the high ordinary rents that the incidence of the group is high, and so in individual villages it will be found that the highest incidences occur where ordinary rents have been enhanced most.

24. The circumstances of individual villages are discussed in the village notes, and I now merely give details of the unit-rates proposed.

Proposed rates.	Rate proposed.	No. of Villages.
	·75	2
	·85	3
	·95	3
	1·00	1
	1·05	15
	1·15	3
	1·20	2
	1·30	3
	1·35	3
	1·40	1
	Total ...	36

The rate of 1.40 merely follows the incidence in the Waste Land Plot Andharban, which consists of a single holding. The higher rates are not framed so as to yield much enhancement. On the whole, the average of the village rates is 1.08, as against 1.13; the average of the incidences, and the rates adopted fall thus:—

Below the standard ...	...	9
Standard rate ...	...	15
Above the standard ...	...	12

25. The revenue fixed at last Settlement was Rs. 6,161-1-4, which fell on the then assets, exclusive of Siwai, at 75 per cent, or if the Siwai then be estimated at Rs. 500, at 71 per cent.
Probable effect on rent and revenue of the proposals.

On the rates now proposed there will be some small enhancement of rents in the case of protected tenants, and some levelling up all round, and I estimate that the revenue enhancement obtainable should fall but very little below 50 per cent.

26. The group is compared, in conclusion, with the preceding groups of the tahsil:—
Comparison with previous groups.

Group.	Total area.	PERCENTAGE OF TOTAL.		Percent- age of Wheat land.	PERCENTAGE TO CROPPED AREA OF—		
		Occupied.	Culti- vated.		Wheat.	Juari.	Rice.
	Sq. Miles.						
Tarsa-Khat ...	111	90	77	88	48	18	3
Kodamendhi ...	110	90	73	85.5	48	13	6
Chachar ...	110	91	81	83	41.5	23.5	1
Dahigaon (Under report)	57½	52	42	58	32	14	14

Group.	INCREASE PER CENT.		Rent-rate per acre.	Rise in rent-rate per cent.	Unit incidence.	Standard rate.	PRESSURE OF POPU- LATION—	
	In area occupied.	In area cultivated.					to total square mile.	to culti- vated square mile.
			Rs. a. p.					
Tarsa-Khat ...	2	9	0 12 9	25	.69	.85	194	253
Kodamendhi ...	1	9	0 12 11	32	.78	.90	182	247
Cachar ...	4	7	1 1 8	20	.94	1.15	190	232
Dahigaon (Under report)	36	44	0 11 11	28 per acre = 53 real.	1.06	1.05	100	240

These figures demonstrate clearly the necessity of dividing the Dahigaon group from the other groups.

NAGPUR :

Dated the 29th September 1893. }

R. H. CRADDOCK,

Settlement Officer.

RENT-RATE REPORT FOR THE DAHIGAON GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

—:0:—

No. C-385, dated the 13th October 1893.

Submitted to the Revenue Secretary to the Chief Commissioner.

The tract under reference lies on the margin of the belt of jungle which covers the northern portion of the district. Hills occur, and its rainfall is heavier than the average: hence rice cultivation has become of some importance,—as much as as 14 per cent of the occupied area having been classed under this head. And as is usual in rice tracts, population has responded to the increase in food-supply, and is for the cultivated area denser than usual.

2. Assets have increased very largely—by 77 per cent, exclusive of Siwai. The occupied area has expanded by 36 per cent, and there has been a rise of 28 per cent in the all-round rate of ryoti rent—a rise which is more considerable than this percentage indicates, if allowance be made for the inferior quality of the newly broken lands. Regarded in this light it seems probable that the rent-rate of the ordinary class of ryots has almost doubled. Taking the occupancy and ordinary classes together and allowing for the new land added, the rise in rate is about 50 per cent. The unit incidence is 1·12. The Settlement Officer has taken 1·05 as his standard, and has therefore kept below the figure which price considerations would warrant. This rate considered in detail is, moreover, rather too lenient for the absolute occupancy tenants. But the increase in assets has been so large that we need not enhance with strictness, even in cases where enhancement is justified, and I consider the standard rate a fair one. The village rates appear to have been selected with much judgment, and I have not found a single modification to propose in commending them for the Chief Commissioner's sanction.

नमो भगवते वासुदेवाय

J. B. FULLER,

Commissioner of Settlements and Agriculture,

Central Provinces.

STATEMENT A.—Dahigaon Group of the Ramtek Tahsil, Nagpur District.

Serial and Settlement Nos.	Name of Village and Mahal.	Assets at last Settlement.			Revenue.	Per-centage on assets.	Assets at Present.			Increase in assets since last Settlement.		In-crease per cent in culti-vation.
		Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.			Cash.	Estimated value of sir, khud-kasht and muafi land.	Total.	Actual.	Per-centage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
1 198	Umri ...	29 8 0	25 11 8	55 3 8	100 0 0	181	376 8 0	45 4 2	421 12 2	366 8 6	668	218
2 199	Gurhangaon ...	133 12 0	32 7 7	166 3 7	120 0 0	72	294 0 0	55 2 11	349 2 11	182 15 4	110	68
3 334	Musewari ...	537 0 0	43 7 2	585 7 2	405 0 0	69	735 8 0	53 3 9	788 11 9	203 4 7	85	20
4 333	Mangli ...	236 4 0	19 12 9	256 0 9	187 0 0	73	404 8 0	95 1 6	499 9 6	243 8 9	95	25
5 331	Kolapur ..	199 0 0	98 5 9	297 5 9	250 0 0	84	372 0 0	72 9 7	444 9 7	647 3 10	218	24
6 317	Kheri ..	49 8 0	...	49 8 0	70 0 0	141	165 0 0	4 7 2	169 7 2	119 15 2	243	264
7 337	Andharban ...	...	...	...	...	...	31 0 0	...	31 0 0	31 0 0	...	...
8 356	Morkha ...	200 4 0	35 6 6	235 10 6	180 0 0	76	298 8 0	28 3 6	326 11 6	91 1 0	39	21
9 358	Sitalwari ...	12 0 0	28 12 10	40 12 10	45 0 0	110	147 0 0	84 14 3	231 14 3	191 1 5	466	68
10 361	Ghanteshwar ..	...	14 12 0	14 12 0	20 0 0	...	...	28 8 0	28 8 0	13 12 0	98	115
11 360	Dahigaon Buzurg.	536 0 0	125 6 9	661 6 9	455 0 0	69	710 11 0	104 14 9	815 9 9	154 3 0	25	-2
12 359	Do., Khurd ...	128 8 0	73 10 8	202 2 8	110 0 0	54	210 0 0	93 12 10	303 12 10	101 10 2	50	4
13 355	Mandri ...	501 8 0	91 15 6	593 7 6	450 0 0	76	914 4 0	54 7 11	968 11 11	375 4 5	63	40
14 335	Manegaon ...	7 4 0	20 9 2	27 13 2	80 0 0	285	105 0 0	14 7 6	119 7 6	91 10 4	329	268
15 190	Murda ...	...	...	...	...	...	88 4 0	15 4 2	53 8 2	53 8 2	...	261
16 336	Gugaldoh ...	...	...	...	90 0 0	...	26 8 0	...	26 8 0	26 8 0	...	...
17 353	Mahudoli, Mahal I. } Do., do., II. }	505 14 0	31 3 4	537 1 4	375 0 0	70	309 8 0	22 12 1	332 4 1	116 9 10	22	18
18 354	Panchala Buzurg.	489 8 0	54 14 4	494 6 4	420 0 0	85	806 14 0	48 0 8	854 14 8	360 8 4	78	25

STATEMENT A.—Dahigaon Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	Assets at last Settlement.			Revenue.	Percentage on assets	Assets at Present.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
19		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
380	Kindsi ...	96 8 0	21 14 11	118 6 11	85 0 0	72	199 0 0	56 2 9	255 2 9	136 11 10	110	17
20	Panchala Khurd Mahal I. }						230 0 0	26 13 3	256 13 3			
383	Do., do., II. }	303 4 0	93 12 2	397 0 2	250 0 0	63	252 0 0	29 9 7	281 9 7	141 6 8	36	12
21	Lohara, Mahal I. }						177 12 0	36 12 6	214 8 6			
384	Do., do., II. }	303 0 0	110 15 11	413 15 11	215 0 0	52	213 0 0	83 10 10	296 10 10	97 3 5	23	24
22	Ghoti ...	209 0 0	33 13 8	302 13 8	250 0 0	78	441 0 0	83 13 6	524 13 6	221 15 10	78	37
385												
23	Shabpur ...	55 12 0	6 15 9	62 11 9	45 0 0	71	109 0 0	35 9 6	144 9 6	81 13 9	130	23
386												
24	Rajkot ...	65 0 0	1 15 5	66 15 5	65 0 0	97	175 0 0	1 15 2	176 15 2	109 15 9	164	187
387												
25	Met Sivadaoli ...	51 0 0	...	51 0 0	75 0 0	147	62 0 0	17 10 1	79 10 1	28 10 1	57	26
388												
26	Asoli ...	137 14 0	64 4 8	202 2 8	225 0 0	111	345 0 0	79 9 4	424 9 4	222 6 8	110	41
348												
27	Salaemendha ...	91 0 0	20 7 2	111 7 2	70 0 0	63	165 8 0	3 3 5	168 11 5	57 4 3	51	30
351												
28	Daulipar ...	113 0 0	2 5 0	115 5 0	110 0 0	96	201 0 0	4 9 9	205 9 9	90 4 9	78	76
352												
29	Bhandarbori ...	208 0 0	69 6 6	337 6 6	154 1 4	46	548 12 0	38 10 7	587 6 7	250 0 1	74	95
337												
30	Hasapur ...	111 8 0	70 7 2	181 15 2	100 0 0	55	192 0 0	47 3 9	239 3 9	57 4 7	81	41
350												
31	Seoni ...	284 12 0	37 12 4	322 8 4	220 0 0	68	502 12 0	5 1 8	507 13 8	185 5 4	57	40
374												
32	Phondki ...	107 0 0	...	107 0 0	100 0 0	93	178 0 0	...	178 0 0	71 0 0	66	62
338												
33	Kirrapur ...	136 8 0	68 5 8	204 13 8	141 0 0	69	417 0 0	75 2 2	492 2 2	287 4 6	140	54
340												
34	Khaparkhera ...	91 0 0	52 12 6	143 12 6	150 0 0	104	178 4 0	63 8 0	241 12 0	97 15 6	68	54
348												
35	Aregaon, Mahal I. }						673 8 0	73 14 5	747 6 5			
341	Do., do., II. }	528 0 0	174 14 3	700 14 3	475 0 0	68	528 12 0	157 7 11	686 3 11	732 12 1	105	60
36	Kathabori ...	67 8 0	88 5 5	155 13 5	74 0 0	47	181 0 0	59 4 11	240 4 11	84 7 6	54	128
342												
	GRAND TOTAL ...	6,593 8 0	1,605 4 6	8,198 12 6	6,161 1 4	75	12,723 9 0	1,785 10 11	14,509 9 11	6,310 7 5	77	44

STATEMENT B — Showing the scale factors of the Dahigaon Group of the Ramtek Tahsil, Nagpur District.

Soil class,	WHEAT LAND.										RICE LAND.						GARDEN LAND.				MINOR CROPS.				
	Ordinary.	Lawn.	Khari.	Bandhia.	Bandhan.	Pathar.	Wahuti.	Irrigable.	Khari Irrigable.	Rao.		Irrigable.	Saman.	Jhilan.		Tikra.	Ordinary.	Khari.	Ordinary.	Khari.	Barani.	Ordinary.	Khari.		
										— 20 per cent.	— 40 per cent.														
Kali II	36	40	64	36	40	29	18	36	64	29	22	...	...	...	...	...	...	...	72	76	36	64	...	...
Morand I	32	38	56	32	38	26	16	32	56	26	20	62	50	34	42	45	56	20	23	64	68	32	56	20	45
Do, II	24	28	42	24	28	19	16	24	42	19	14	56	45	30	37	40	50	14	17	48	51	24	42	14	35
Khadi Gohari	16	19	28	16	19	14	14	16	28	14	10	40	32	12	15	20	25	5	6	32	33	16	28	...	...
Khadi mutafankat	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	32	33	8	16	8	24
Bardi	...	...	...	...	...	...	...	...	...	...	...	25	20	8	10	12	15	3	4	24	30	8	10	5	10
Retari	...	...	...	...	...	...	...	...	...	...	...	30	24	12	15	20	25	5	6	24	30	9	16	6	12
Kachhar	36	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	72	...	45	...	...	...

STATEMENT C.—Dahigaon Group of the Ramtek Tahsil, Nagpur District.

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1		3	4	5	6	7	8	9	10	11	12
1	Umri	<p>This is a very poor and jungle village on the outskirts of the great jungle, which divides the plain country of the Ramtek tahsil from the Dongartal tract. There is a little wheat land to the north, and a good deal of rice land scattered about, but the bulk of the soil is of the poorest classes of retori and hardi. Rice is the chief crop, and then jauri and wheat. The proprietor is a Mahomedan, a former contractor, who treats his Gond tenants, just as he likes, and they complain bitterly of his oppression. There are 25 tenants, and of these 16 reside in the poor huts which form the village site, and 9 are of Musawari. The castes are Gonds 14, Kunbi 1, Mahars 7 and Kirars 2, and they are made to pay very high rents; the only arrears being Rs. 39, but they are all poor C class; hardly superior to D, and they complain of their crops being forcibly seized. Rents have doubled with poorer soil occupied, and many of the Gonds and Mahars have to pay exorbitant rents, while the Kunbi and Kirars escape. I would certainly require the proprietor here to reduce several rents, and I would adopt the standard rate of 105, to level up low payments. Assets are seven-fold what they were at last Settlement, and revenue might be raised 24 times on the present assets. I would value the sir at 1.35 or even higher, if the proprietor refuses to reduce.</p>
198	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	...	...	...	...	...	...	...	...	...
		57.20	29 8 0	0 8 3	313.00	324 0 0	1 0 7	100	2.44	1.05	
		57.20	29 8 0	0 8 3	363.64	376 8 0	1 0 7	100	2.24	1.35	
		57.20	29 8 0	0 8 8	363.64	376 8 0	1 0 7	100	2.24	1.35	
		
		
		
		
		
2	Gurhaugaon ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary	<p>This is a small village south-east of Umri, and adjoining Government forest on the north; on the east a nala bounds it from Nihabi of the Ramtek group, and another nala flows down the eastern side. The central block of land between these nalas contains what is very fair morand II soil for this tract, producing wheat. The strips of land on each side of this block are inferior, containing khardi and retari, and the best fields are in proprietary cultivation. The chief crops are wheat, covering nearly half the cropped area, and then jauri and rice. The proprietors are Telingas, and there are 21 tenants, of whom two</p>
199		41.70	22 0 0	0 8 5	28.00	22 0 0	0 12 7	50	.75	1.00	
		91.60	56 0 0	0 9 10	223.33	163 0 0	0 11 8	19	.79	1.25	
		124.05	65 12 0	0 7 2	138.57	109 0 0	0 12 7	76	1.29	1.25	
		257.35	133 12 0	0 8 4	389.90	294 0 0	0 12 1	45	.92	1.00	
		215.65	111 12 0	0 8 3	361.90	272 0 0	0 12 0	45	.94	1.25	

STATEMENT C.—Dahigaon Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
3 534	Musewari	Acrea.	Rs. a. p.	Rs. a. p.	Acrea.	Rs. a. p.	Rs. a. p.				each are of Ramtek and Musewari, and 16 local. They include Mabars 7, Gondis 6, Kumbis 4 and Kirars 2, and for what is rather an out of the way village, are a good lot. They are classed as A 2, B 2, C 13 and D 4, and the arrears are only Rs. 14. The newly occupied area is on the whole not much inferior to the old occupied area, and the rise in rent-rates may be accepted as approximately correct, and on the all-round figures price considerations point to 1.00 as a fair rate. The village is close to Ramtek. I would value the soil at 1.25. It is of superior quality to the ryoti land, and this rate is justified by ordinary rents.
		448-05	370 0 0	0 14 2	352-81	312 0 0	0 14 2	...	1.06		
		133-00	100 0 0	0 12 0	358-67	269 0 0	0 12 0	...	1.11		
		105-03	67 0 0	0 10 2	283-03	154 8 0	0 8 9	-16	1.49		
		656-10	537 0 0	0 13 1	924-57	735 8 0	0 11 10	-10	1.11		
	Occupancy-cum-ordinary	238-05	167 0 0	0 11 3	641-73	423 8 0	0 10 7	-6	1.22	1.30	
											This is one of the best villages hereabouts, and is situated on both banks of the Kapila river. Its lands are fairly flat, and there is a good deal of wheat land, with moirand II and khardi soil. There is also rather a large area of retari, producing jnari and castor and other crops. Wheat, however, covers nearly 250 acres, and jnari, rice and linseed come next. The village is well wooded, and the <i>abadi</i> presents a prosperous appearance, and altogether the village is above the average, and contains a considerable area of jungle and hill to the north. The proprietor is a young Brahmin of Nagpur, Vithal Rao Kalekar. There are 38 tenants, all local, including 15 Kirars, 12 Mabars, &c. &c. They are classed as B 7, C 30 and D 1; distinctly a good lot; all the B class being Kirars. There are no rental arrears. The fall in the acreage rate is of course due to poorer land occupied; the area in holdings having increased by nearly 50 per cent. If the fresh area be half as valuable only as the old, then the ordinary rate at Settlement would have been Re. 0-6-3, and the all-round Re. 0-10-4, so that the ordinary rise would be 40 per cent, and the all-round 14 per cent, instead of a fall as at present shown. The rate which prices would indicate is thus 1.50.

Absolute occupancy tenants, however, were paying at Settlement at a rate equal to the standard of the group for enhancement purposes now. They were therefore paying much above the then average, and though the village is above the average of the tract, its superiority is not so marked as a rate of 1.50 would imply. Even the occupancy area includes some of the newly occupied land, and I would not care to exceed a rate of 1.50 in this group, which I propose. Assets have increased by 35 per cent. The same rate will suffice for sir, which is of small extent.

A small but fair village south-west of Musewari, containing some wheat land on morand II soil, of average quality, and a good deal on khardi; but a good deal is rather spoilt by the action of streams. There is a little rice land, but not of much account. The village site is, however, fair, and wheat, linseed and jvari are the chief crops. The proprietors are Brahmins of Kamtek, and there are 16 tenants, of whom 3 are of Musewari, 1 of Kamtek, and the rest local. They include 12 Kunbis and 2 Kirars, and are a fair lot—classified as A 1, B 1, C 13 and D 1. The only rental arrears are in dispute, and partly paid into the taluk. The father of the present proprietors enhanced rents a great deal, but they also seem suspiciously low at last Settlement. Absolute occupancy rents are nominal, and most of these tenants hold occupancy and ordinary land also. As the incidence is so far below the standard rate, it will be quite safe to adopt it as a rate for levelling up, adjusting rents in composite holdings. I would value the sir at the standard rate.

This is a small and somewhat poor 'mokasa' village on the Sur river, south of Mangli: it is about two miles from Kamtek, and adjoins the Kamtek group. South of the Sur and to the east on the Morkha border is some good land, but the western portion is poor. There is, however, some good wheat, which is by far the largest crop, and there is also some rice land. The village site is small and rather poor-looking. The proprietor is a Brahmin, who has enhanced rents a great deal, which, however, he manages to collect for there are no arrears. The tenants are 18 in number, and include 5 outsiders from Nagpur, Kamtek and neighbouring villages. They are classified as A 1, B 5, C 10 and D 2, and of these outsiders are—A 1, B 3 and C 1. They include 9 Malis, 4 Kirars, 5 Telis and 2 Brahmins. Rents seem wonderfully high for the class of land. The local tenants are paying Rs. 3 and Rs. 4 an acre for wheat land, and Rs. 6, Rs. 7 and Rs. 8 an acre for rice land; while the favoured of Kamtek and Nagpur pay very low. As the village is a perpetual 'mokasa' it will be impossible to get the proprietor to consent to

Mangli	{ Absolute occupancy ... Occupancy Ordinary	109.90	100 8 0	0 8 1	174.27	84 8 0	0 7 9	—4	—45	Ryoti Sir	-85 1.05
		97.80	44 12 0	0 7 4	75.63	76 0 0	1 0 1	119	—85		
		243.95	91 0 0	0 6 0	190.56	244 0 0	1 4 6	242	1.24		
		541.65	236 4 0	0 7 0	410.43	404 8 0	0 14 8	110	—86		
		341.75	135 12 0	0 6 4	266.19	320 0 0*	1 3 3	204	1.12		
Occupancy-cum-ordinary											
Kelapur	{ Absolute occupancy ... Occupancy Ordinary	Ryoti Sir	1.10 1.50
		105.06	80 0 0	0 12 2	210.70	237 8 0	1 2 0	48	—90		
		149.38	119 0 0	0 12 9	320.48	634 8 0	1 15 8	148	2.03		
		251.44	199 0 0	0 12 6	531.18	872 0 0	1 10 3	110	1.53		
		254.44	199 0 0	0 12 6	531.18	872 0 0	1 10 3	110	1.53		
Occupancy-cum-ordinary											

STATEMENT C.—Dahigāon Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
6 317	Khairi { Absolute occupancy ... { Occupancy ... { Ordinary All-round Occupancy-cum-ordinary	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	...	...	...	reduce ordinary rents. Looking to the past rise, I would value the ryoti land at the standard rate of 105, and the air at 150. Assets have trebled.
		...	...	...	...	...	...	...	...	...	This is a small 'riti' village south of Kelapur on the Sur river: it is barely two miles from Ramtek. There is some fair morand II wheat land on the west, and kharji with rice land in the centre; the eastern side being poor and nearly all waste. The proprietor is a Brahmin of Naugli, in the Tara group, and the tenants, who number six only, are of Ramtek. They consist of 1/4 Tella, a Mali and a Brahmin. The Brahmin is A. and the rest are all C. Reng-nijhari and wheat are the principal crops. There should be no arrears, but one of the tenants, a Teli of Ramtek, has not paid his rent of Rs. 53, for the last four years. He is a man who could easily pay it, and the proprietor has been weak in not enforcing payment. The occupancy rents have risen by about 20 per cent over the ordinary rents of last Settlement, and would justify a rate of '95, but the ordinary land is made up of somewhat poorer land than at last Settlement, and this will be rather high for ordinary tenants. I would therefore give rather liberal margins to the ordinary class. I propose '95. There is no sir.
		74.75	49 8 0	0 10 7	102.07	79 0 0	0 12 5	...	...	...
		74.75	49 8 0	0 10 7	134.65	86 0 0	0 8 11	...	...	...
		74.75	49 8 0	0 10 7	233.72	165 0 0	0 19 3	...	...	...
		74.75	49 8 0	0 10 7	266.72	165 0 0	0 10 3	...	...	...
7 357	Andharban { Absolute occupancy ... { Occupancy ... { Ordinary All-round Occupancy-cum-ordinary	...	...	...	...	...	...	...	...	...	This is a petty strip of land between Kheri and the Sur river: it measures only 41 acres, and was needlessly excluded under the excess Waste Land Rules. The village, if such it can be called, was purchased for Rs. 300, under the Waste Land Rules by the proprietor of Kheri, and the whole area is held by a tenant, a Mali. The soil is kharji and retari, but there is a grass-bir, and a little garden land, and the rent is really not high. It is hardly necessary to have any rate, but for firm's sake, I propose 140.
		
		...	...	...	38.43	31 0 0	0 12 11	...	...	...
		...	...	...	38.43	31 0 0	0 12 11	...	...	...
		...	...	...	38.43	31 0 0	0 12 11	...	...	...

This is a small village situated east of Kelapur between the Sur and its tributary the Kapra. There is some morad li, and a considerable area of both wheat and rice lands, but neither the one nor the other are of very good quality. The proprietors are the same as in Garhangaon, and live in Ramtek. Wheat covers about 40 per cent, and rice, linseed and jauri 40 per cent. There are 19 tenants, of whom 9 are outsiders; 4 being of Ramtek. They include 4 Malis; 4 Kalars, 3 Marathas, 3 Kears and a Tel; they are classed as A 3, B, C 10 and D 3; all the local men being of the two latter classes. Rents are light; only Rs. 31 were in arrears, and the past rise has not been large. The occupancy-cum-ordinary figures justify '85, and most of the absolute occupancy tenants hold occupancy and ordinary land, so that their nominal rents can be adjusted. The air is too small for a separate rate. I propose '85.

This 'rith' village lies at the foot of the Ramtek range to the north of it, at the junction of the Kapra and Sur rivers: it is to the south of Morka. The village is well wooded, but its lands lie high, and are poorish. There is, however, some wheat land and rice land; while a good deal of sandy soil on the Sur is irrigated, and produces plantains. The chief crops are jauri, wheat, rice and garden-produce. The proprietors are a number of Kalars, who are cultivators of Dahibari, and the 20 tenants are of Pahigon. except 2 of Ramtek. The chief castes are Malis, Kalars, Lodhis and Malars; a fair lot—classed as A 1, B 3, C 15 and D 1. The rental arrears are Rs. 34, due by the D tenant, a Goud. The village had hardly begun to be occupied at last Settlement, and the rates then paid are of no use for comparison with the present rates. But the village is 'rith' and cannot be expected to pay at a very high rate. Cultivation has increased by 66 per cent, and assets have nearly quadrupled. I would accept the all-round incidence as a fair guide to the demand for land here, and level up, enhancing occupancy rents by about 25 per cent. The proprietors cultivate 36 per cent, but I would not value their farm at a higher rate, since the revenue enhancement will, in any case, be very large. I propose '85.

This is a tiny village south of Sitalwari between the Sur river and the Ramtek range. The proprietor, a Rajput, cultivates all of it, and has his house here. The total area is 78 acres, of which 38 are occupied, and 35 cultivated. The soil is all khardi and bardi, but there is a little wheat land: rice land irrigated from ponds, and garden patch irrigated from a well. There are no tenants. Proprietor is a good instance of a small peasant-farmer proprietor of his own little farm. I would value lands at the standard rate of 1'05.

Morcha	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	111'80	31 0 0	0 4 5	67'03	19 0 0	0 4 6	2	28
		65'15	47 0 0	0 11 7	220'53	150 8 0	0 10 11	—6	70
		244'10	122 4 0	0 8 0	220'47	129 0 0	0 9 4	17	67
		42'05	200 4 0	0 7 7	508'03	268 8 0	0 9 5	24	63
		300'25	169 8 0	0 8 1	441'00	279 8 0	0 10 2	26	69
Sitalwari	Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	...	...	...	...	...	...	...	...
		7'35	2 0 0	0 4 4	41'73	22 0 0	0 8 5	91	68
		50'10	10 0 0	0 2 10	185'03	125 0 0	0 10 9	279	92
		63'45	12 0 0	0 3 0	227'36	147 0 0	0 10 4	214	87
		63'45	12 0 0	0 3 0	227'36	147 0 0	0 10 4	214	87
Ghanteshwar	......	...	...	...	...	...	...	...	...
	

STATEMENT C.—Dahigaon Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
15 — 190	Murda { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	..	..	..	..	32 0 0	0 13 1	..	..	1 05	Juari and rice come next. Tenants number 13—Kirars 4; the chief caste; but all are of good castes: they are mostly good tenants, and some wealthy men desirous of establishing farms in this newly taken land, come from Musewari, Ramtek, Nagardhan and neighbouring villages. The local huts are very poor. There are no rental arrears. No comparison with past rates is of any weight, but rents are very low to tempt people to improve their cultivation, and make it permanent. Moderation of enhancement is therefore very desirable, and I would adopt .75, as indicating what land will fetch here without any pressure. Sir is too small for a separate rate.
		..	..	..	39 14	6 4 0	0 5 4	..	1 24		This is a large jungle estate north of Musewari and Maneagaon, and surrounded on the north and east by Government forest: on the east is the Bhandara district. It was bought under the Waste Land Sale Rules by the Kirars of Nandgaon, of the Kodamendi group, and the bulk of the area (95 per cent) is hill and jungle. A few huts and a little cultivation lie in a hollow, below the hills, and there is a little rice land irrigated from a tank. There is nothing to be done here except to estimate the assets of the proprietor, which I propose to do by adopting the standard rate of 1.05. There are only 7 tenants—6 Gonds and a Kunbi—C 2 and D 5.
		..	..	..	57 78	38 4 0	0 10 7	..	1 06		
		..	..	..	57 78	38 4 0	0 10 7	..	1 06		
16 — 336	Gugaldoh { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	..	..	..	..	10 0 0	0 3 5	..	..	.75	This is a large jungle village, south of Murda, and east of Maneagaon: it is bounded on the east by Government forest of the Bhandara district. Of the total area 91 per cent is hill and jungle. The soil is very poor, chiefly bardi, and the crops are rice, juari, kodon and kutki. Of 12 tenants 10 are Gonds, and all are very poor, but have paid their rents. Land is still imperfectly cleared, and rents are hence very low. The village is valuable for its jungle produce, and belongs on 'makta' tenure to Yado Rao Jaudar,
		..	..	..	46 65	16 8 0	0 1 9	..	.92		
		..	..	..	149 74	26 8 0	0 2 2	..	.55		
		..	..	..	196 39	26 8 0	0 2 2	..	.65		
		..	..	..	196 39	26 8 0	0 2 2	..	.65		

whose estate is under Court of Wards' management. I would adopt 75 as in the neighbouring estate of Mangam, which is only about 7 acres and is to the ordinary rental. There is no sit.

This is a large and substantial village for one of rather jungle order; it lies at the foot of a range of hills, which divides it from Gugalobh. There is wheat land of rather second rate quality, chiefly to the south, and there is a great deal of rice land, most of which is not irrigable. One-third of the cultivated area is on bardi soil. The chief crops are wheat and rice, which together cover over 60 per cent of the cultivated area: jvari coming next in importance. The proprietors are Brahmins, who own Panchala Khurd and other villages, and there are 45 tenants all local, of whom 37 are Kirars. They are classed as A 3, B 13, C 23 and D 6; and make a prosperous lot. The absolute occupancy area has remained unchanged, and there have been no transfers, and the occupancy tenants of last Settlement all continue. Only Rs. 9 are in arrears. Absolute occupancy rents would indicate, on price grounds, a rate of 1-15, which will also be suitable to occupancy tenants, whose rents have risen by about 33 per cent. Even, if the ordinary land be far less valuable than it was at last Settlement, 1-15 will not be high, but I would deal gently with D class, who are not much in debt, but are very poor. I propose 1-15. Sir is of trifling extent.

This mahal has more wheat and less rice than mahal II, but has a large area of the hot-weather jvari. Otherwise there is not much to choose between the two, and the village rate of 1-15 will suit.

This mahal has most of the rice lands and rather less wheat, but taken all round is about equal to mahal I, and the same rate of 1-15 will be very suitable.

17 353	Mahadula	Absolute occupancy ... Occupancy ... Ordinary ... All-round ...	602-80 128-85 135-55 867-20 264-40 ...	375 0 0 78 10 0 52 4 0 505 14 0 130 14 0 ...	0 9 11 0 9 9 0 6 2 0 9 4 0 7 11 ...	538-04 239-58 136-09 1,033-71 435-67 6-46	376 0 0 196 0 0 41 12 0 613 12 0 237 12 0 4 0 0	0 10 1 0 10 6 0 4 11 0 9 6 0 8 9 0 9 11	2 8 -20 2 11 ...	77 99 1-01 85 1-00 35	1-15 (Sanctd. 1-05)
	Do., Mahal I ...	Absolute occupancy ... Occupancy ... Ordinary ... All-round ...	...	...	...	288-43 169-18 61-21 518-82 230-39	171 12 0 121 8 0 16 4 0 309 8 0 137 12 0	0 9 6 0 11 6 0 4 3 0 9 7 0 9 7	... ... ... ... ...	77 1-06 1-09 88 1-07	1-15 (Sanctd. 1-05)
	Do., do. II ...	Absolute occupancy ... Occupancy ... Ordinary ... All-round ...	...	...	...	309-61 130-40 74-88 514-89 205-28 6-46	204 4 0 74 8 0 25 8 0 304 4 0 100 0 0 4 0 0	0 10 7 0 9 2 0 5 5 0 9 5 0 7 10 0 9 4	... ... ... ... ... ...	77 90 96 89 91 35	1-15 (Sanctd. 1-05)

STATEMENT C.—Dahigaon Group of the Ramtek Tahsil, Nagpur District—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
18 354	Panchala Buzurg ... { Absolute occupancy ... { Occupancy ... { Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	Acres. 341.50 148.65 297.25 787.40 415.90 ...	Rs. a. p. 216 8 0 78 8 0 144 8 0 439 8 0 223 0 0 ...	Rs. a. p. 0 10 2 0 8 5 0 7 9 0 8 11 0 8 0 ...	Acres. 278.75 332.70 331.46 1,002.91 724.16 6.27	Rs. a. p. 198 0 0 234 8 0 372 6 0 804 14 0 606 14 0 2 0 0	Rs. a. p. 0 11 4 0 9 7 1 2 0 0 12 11 0 13 5 0 5 1	11 14 132 45 68...	.79 .89 1.48 1.05 1.18 .43	Byoti 1.15 (Sanctd. 1.10) Sir 1.45 (Sanctd. 1.10)	This is rather a large village, belonging to the 'mokasa' estate of Ahilaji Ahir Rao, under Court of Wards' management. It lies to the west of Mahaduli, on fairly flat land. On the south on the Kindsi side is wheat land; there is a food block of rice land in the centre, while to the north on the jungle side is poorish soil, with but little wheat land, chiefly khardi and bardi along the Mandribhagi border. The village site is a large one, containing several tiled houses, and presenting a fairly prosperous appearance. There are 34 tenants, of whom 23 are local—5 of Mahaduli, 2 of Ramtek, and one each from Chachar and Nagpur. They include 7 Kunbis, 5 Kalars, 5 Gonds, 4 Mahars, 2 Brahmins, 2 Kirars, &c., and are classed as A 3, B 7, C 20 and D 4; making a lot rather above the average. There are no rental arrears. Over 60 per cent is wheat and rice, and some of the rice land is double-cropped. The village is thus rather a superior one. Absolute occupancy rents would indicate a rate of 1.20, while 1.10 would suit occupancy tenants, on a rise of 20 per cent of their rents over the occupancy-cum-ordinary rents of last Settlement. Ordinary area now consists partly of newly occupied land, and partly of the former absolute occupancy land of last Settlement, and the ordinary rents are high. On the whole, I think, 1.15 would suffice. What sir there is, is leased for over Rs. 2 an acre, and I would value it at 1.45, as justified by the ordinary incidence.
19 380	Kindsi ... { Absolute occupancy ... { Occupancy ... { Ordinary ... All-round ... Occupancy-cum-ordinary ...	Acres. 91.70 45.85 87.45 225.00 133.30	Rs. a. p. 41 0 0 23 0 0 32 8 0 96 8 0 65 8 0	Rs. a. p. 0 7 2 0 8 0 0 5 11 0 6 10 0 6 8	Acres. 87.13 26.77 128.20 242.10 154.97	Rs. a. p. 41 0 0 12 0 0 146 0 0 199 0 0 163 0 0	Rs. a. p. 0 7 6 0 7 2 1 2 3 0 13 2 1 0 4	5 —10 208 93 145	.70 1.01 1.21 1.04 1.19	Ryoti 1.05 Sir 1.20	This small 'rich' village extends in a strip at the foot of the low hills across the Surriver, which are a sort of continuation of the Ramtek range. It lies south of Dahigaon and Panchala, and belongs to the Brahmin proprietors of Dahigaon Khurd. Just at the foot of the hills is rather poor soil, but north of this is good wheat-producing khardi and some morand II. In its class the land is rather superior. There are 11 tenants—10 of Dahigaon and one of Ramtek—

22	385	Ghoti	Absolute occupancy Occupancy Ordinary	79.52 522.26 601.78	39 0 214 0 253 0	0 7 10 0 6 7 0 6 9	283.38 352.35 640.73	180 0 0 241 0 0 421 0 0	0 10 0 0 10 11 0 10 6	28 66 56	90 88 89	This village lies south of Lohara on the borders of the Kodamendhi group: it is traversed by the Berdi nala. To the south there is good morandi and khadi gohari; the land to the north being chiefly of poor soil. Wheat, jauri and linseed are the chief crops. There are 27 tenants, of whom 23 are local, 3 come from Bori and 1 from Rantek. They include 6 Kunbis and 4 Kirars besides Gonds, Telis, Brahmins, Kalars, &c. They are classed as B 6, C 19 and D 2, and make a good lot. The proprietary is a Gossain. Assets have increased by 73 per cent, and cultivation by 37 per cent, but the rents at last Settlement were abnormally low, and some levelling up is feasible. I would adopt '95, which is the figure justified on comparison of the occupancy rate with the occupancy-cum-ordinary of last Settlement. The sir covers 116 acres, or 14 per cent, and I would value it at 1.05, the standard rate. Rental arrears here are only Rs. 11.
				601.78	253 0	0 6 9	640.73	421 0 0	0 10 6	56	89	
			Occupancy-cum-ordinary	601.78	253 0	0 6 9	640.73	421 0 0	0 10 6	56	89	
			Malik-makbuza	40.24	16 0	0 6 4	49.49	20 0 0	0 6 6	3	48	Ryoti Sir 1.05
23	386	Shahpur	Absolute occupancy Occupancy Ordinary	39.75 59.45 97.90	15 8 0 40 4 0 55 12 0	0 6 6 0 10 10 0 9 1	51.80 44.11 96.21	61 0 0 48 0 0 109 0 0	1 2 10 1 1 4 1 2 2	190 60 100	1.65 1.50 1.58	This is a poor jungle village east of Ghoti and bordered by Government forest: it adjoins Asoli on the east, and shares a small village site with that village. Cultivation and scrub are intermixed, and there is very little good soil on wheat land, with only a few plots of rice on the Asoli border. The proprietors are Brahmins of Nagpur. The tenants are of Asoli, and have land there also—6 Telis and a Kalar—classed as B 3 and C 4, and in good circumstances. Rents have doubled in rate, and are high for poor land, and tenants have hardly let any land in holdings the fallow. There are no rental arrears. Taking the price limit as 50 per cent, the rate should be 1.20. On general grounds this rate would seem too high for the village, but the soils have been classed on a low scale, and as this will give no enhancement, I would adopt it for levelling up. The sir is too small in area for a separate rate.
				97.90	55 12 0	0 9 1	96.21	109 0 0	1 2 2	100	1.58	
			Occupancy-cum-ordinary	97.81	55 12 0	0 9 1	96.21	109 0 0	1 2 2	100	1.58	
24	387	Rajkot	Absolute occupancy Occupancy Ordinary	12.60 39.30 44.10	5 0 0 36 0 0 24 0 0	0 6 4 0 14 8 0 8 8	11.24 24.25 356.61	5 0 0 19 0 0 151 0 0	0 7 1 0 12 6 0 6 9	12 15 22	76 24 92	This is a poor 'ritli' village south of Shahpur, on the Berdi nala, which divides it from Berdipar of the Kodamendhi group. There is only a little poorish wheat land, while there is a good deal of retari and bardi; much of the cultivation being of quite recent date. The proprietors are the Kirars of Berdipar and Bori. Wheat and linseed are the principal crops, with some oil and jauri. There are 17 tenants—4 of Asoli and 13 of Berdipar—Kunbis, Gonds, Malis and Telis, all of the C class; just an average lot, having land elsewhere. With 300 acres added to the occupied area, consisting chiefly of half broken land with much poor soil, no comparison of rates is possible, but it is not a village where rent enhancement is desirable, and I would merely, for purpose of levelling up, adopt the standard rate of 1.05. The village is quite close to Kodamendhi and Asoli, and there are no rental arrears. There is no sir land.
				44.10	24 0 0	0 8 8	356.61	151 0 0	0 6 9	22	92	
			Occupancy-cum-ordinary	83.40	60 0 0	0 11 6	380.86	170 0 0	0 7 2	38	98	1.05 (Sanctd. '95)

STATEMENT C.—Dahigaon Group of the Ramtek Tahsil, Nagpur District.— (Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
25	Met Siwadaoli... Occupancy-cum-ordinary	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	5	67	1.05	This small village lies east of Rajket at the junction of the Berdi nala with the Sur river, about two miles from Kodamendhi. All to the north of the village, equal to about two-thirds of the total area is scrub jungle, and the cultivation is confined to a strip of poor soil south of the nala, and a small block containing some wheat and rice land north of the village. Rice, til, tur, wheat and juar are the chief crops in 100 acres cropped. The village is a 'mekasa' property of Naolaji Rao, but there has always been a thekadar, a Kalar, for whom I have recommended a grant of a protected status. There are only four tenants including the thekadar, and two of these are from Aroli. They are in fair circumstances. Occupancy and ordinary rents are high for poor soil, but cultivators have other lands, and can pay higher. I would adopt the standard rate of 1.05, which will give adequate enhancement of absolute occupancy rents. The thekadar has made his own cultivation at great expense, and I would not value his sir at a higher rate.
383		64 50	34 0 0	0 8 5	50 90	28 0 0	0 8 10	...	3 41		
		...	...	...	25 76	16 0 0	0 9 11	53	1 52
		35 20	17 0 0	0 7 9	24 33	18 0 0	0 11 10	20	1 06		
	Asoli Occupancy-cum-ordinary Malik-makbuza	99 70	51 0 0	0 8 2	100 99	62 0 0	0 9 10	40	2 03	1.05	This is a large village in area, situated north of the last village, and adjoining Shahpur, with which it shares a village site. About 60 per cent is scrub jungle, but there is some rice land near the village huts, and away to the north is some rather poor wheat land on khardi soil, but of fairly flat surface. I am inclined to think that the soil classing has been rather liberal in the interests of the tenants. The chief crops are wheat, juar, linseed and rice. The village belongs to the Brahmins, who own Shahpur. There are 13 tenants, of whom 11 are local--Mahars number 6, Tehis 3 and Kirars 2; just a fair lot--classified as B and C 12. There are no rental arrears. Poorer land has been occupied, and rates have still risen very largely, and I would merely adopt the standard rate of 1.05, and value the sir at the all-round rate of 1.35.
26		34 55	31 0 0	0 14 4	29 43	31 0 0	1 0 10	17	88		
349		31 50	12 6 0	0 6 3	70 16	58 0 0	0 13 3	112	96		
		194 25	94 8 0	0 7 9	267 19	255 0 0	0 15 3	97	1 62		
	Ryoti Sir	260 30	137 14 0	0 8 6	363 78	344 0 0	0 15 0	76	1 36	1.05 1.35	This is a large village in area, situated north of the last village, and adjoining Shahpur, with which it shares a village site. About 60 per cent is scrub jungle, but there is some rice land near the village huts, and away to the north is some rather poor wheat land on khardi soil, but of fairly flat surface. I am inclined to think that the soil classing has been rather liberal in the interests of the tenants. The chief crops are wheat, juar, linseed and rice. The village belongs to the Brahmins, who own Shahpur. There are 13 tenants, of whom 11 are local--Mahars number 6, Tehis 3 and Kirars 2; just a fair lot--classified as B and C 12. There are no rental arrears. Poorer land has been occupied, and rates have still risen very largely, and I would merely adopt the standard rate of 1.05, and value the sir at the all-round rate of 1.35.
		225 75	106 14 0	0 7 7	337 35	313 0 0	0 14 10	96	1 44		
		...	...	...	9 11	1 0 0	0 1 9	...	...
			

This is a small jungle village north of the patch of Government forest belonging to Shahpur; on the north is Bhandarbori. The village is a jungle one, with soils chiefly bardi; there is some rice land, and a few acres of wheat land, but the cultivation is much intermixed with waste, and while only 53 is occupied, one-third again of this is waste and fallow. The village is the 'mokasa' property of Naolaji Rao Gujar, and is held by a Brahmin thekadar, of a few years standing only. Rents seem high for so jungle a village, but the incidence is a little deceptive, as there is a great deal of waste in holdings as capable of cultivation as the present cultivated area. The tenants number 16, of whom 12 are local. They include 8 Kunbis, 3 Gondis, 2 Mahars, a Kirar, a Larh and a Telanga. The classes are A 1, B 1, C 13 and D 1. The A and B are outsiders from Bhandarbori, and the local C are poor struggling men, just better than D. There are no rental arrears. If allowance be made for new land occupied, the rise in rents has been about 50 per cent, and that is the rise of the rental on the cropped acre. I was doubtful whether I should not alter the bardi into khardi, and bardi is certainly 25 per cent above the average. I would adopt 1-30, or 25 per cent above the standard rate. There is no sir.

This small 'rich' village adjoins Salaemendha, and lies between that village and Lohara. It contains somewhat superior lands to those of Salaemendha, and while rengni-juari is the chief crop here also, there is more wheat and rice. The proprietor and thekadar are the same as in Salaemendha, which sends 8 out of the 12 tenants, the other four being of Mahaduli. They include 4 Gondis, 3 Kirars and 3 Kunbis. They are classed as A 1, B 3, C 7 and D 1, of these Mahaduli contributes A 1 and B 2, so that the local men are poor. Rents in some of the better fields are low, while in other cases holdings have high incidences on account of the extent of fallow in the holdings. I would adopt the same rate as in Salaemendha—as in that village, the rate is very moderately effected.

27 351	Salaemendha	Absolute occupancy Occupancy Ordinary	33-80	23 0 0	0 10 11	85-94	55 4 0	0 10 3	1-72
			127-65	68 0 0	0 8 6	197-04	110 4 0	0 8 11	1-57
			161-45	91 0 0	0 9 0	282-98	165 8 0	0 9 4	1-63
			161-45	91 0 0	0 9 0	282-98	165 8 0	0 9 4	1-63
28 352	Dauripar	Absolute occupancy Occupancy Ordinary	71-40	48 8 0	0 10 10	122-84	63 8 0	0 8 3	1-81
			272-55	64 8 0	0 3 9	240-33	137 8 0	0 9 2	1-80
			343-95	113 0 0	0 5 3	363-17	201 0 0	0 8 10	1-80
			343-45	113 0 0	0 5 3	363-17	201 0 0	0 8 10	1-80
	All-round	Occupancy-cum-ordinary							

about here and there, irrigated, and there is some poorish wheat land on the south. The chief crop is rengni-juari: next comes rice; then juari, and then wheat, occupying only 10 per cent. The village is like Gugaldoh, a 'mokasa' of Yado Rao Jamdar, under Court of Wards.

	All-round	Occupancy-cum-ordinary	385-95	268 0 0	0 11 1	1,026-24	439 4 0	0 7 11	1-32
			253-30	157 8 0	0 10 0	891-73	439 4 0	0 7 11	1-32

Aregaon	{ Absolute occupancy Occupancy Ordinary	...	55-60	74 0 0	0 13 4	65-69	49 0 0	0 11 11	— 11	86	Ryoti Sir	95 1-05
		...	271-56	153 0 0	0 9 0	836-46	601 4 0	0 11 6	28	74		
		...	847-60	299 0 0	0 5 8	738-10	550 0 0	0 11 11	110	1-40		
		...	1,207-85	526 0 0	0 7 0	1,640-25	1,200 0 0	0 11 8	67	95		
		...	1,119-16	452 0 0	0 6 6	1,574-56	1,151 4 0	0 11 8	79	96		
Occupancy-cum-ordinary		6-93	2 0 0	0 4 7	...	25		
Malik-makbuza			
Do., Mahal I ...	{ Absolute occupancy Occupancy Ordinary	3-13	3 12 0	1 3 2	...	375	Ryoti Sir	95 1-05
		...	...	...	...	578-74	407 4 0	0 11 3	...	074
		...	...	...	...	477-62	262 8 0	0 8 10	...	1-13
		...	...	...	...	1,059-49	673 8 0	0 10 2	...	0-86
		...	...	...	...	1,056-36	669 12 0	0 10 2	...	0-85
Occupancy-cum-ordinary			
Do., do. II ...	{ Absolute occupancy Occupancy Ordinary	62-56	45 4 0	0 11 7	...	81	Ryoti Sir	95 1-05
		...	...	...	...	257-72	194 0 0	0 12 1	...	74
		...	...	...	...	260-48	287 8 0	1 1 8	...	1-42
		...	...	...	...	580-76	526 12 0	0 14 6	...	1-01
		...	...	...	...	518-20	481 8 0	0 14 10	...	1-03
Occupancy-cum-ordinary		6-93	2 0 0	0 4 7	...	25		
Malik-makbuza			

This village is one of the largest in the group, and has progressed more than any other. It lies about two miles to the north-east of Kodanandhi, and contains a great deal of fair land, much of which, especially that to the north, is only partially cleared. The surface is throughout rather uneven, but there is great scope for improvement, and cultivation might be extended over about 500 or 600 acres more. The cropping shows 450 acres of wheat, and 200 each of kineed and reungai-juar, while there are substantial areas of tur, kharif, juari, gram, rice, &c. For a village only in process of development, the houses are good. The proprietors are Marathas with extensive cultivation, and the tenants number 34. Of these 6 (including 3 of Nagpur) are outsiders. The tenants comprise 11 Kunbis, 7 Mahars, Marathas, Gonds, &c., and are classed as A 6, B 13, C 11 and D 4, (very poor). Exclusive of these D tenants, they make a most substantial lot. The prospect of new land of good quality and near a large market having attracted well-to-do tenants, rents, it will be seen, have risen largely, and it is not desirable to enhance this village, but I would accept the all-round incidence as showing a safe index of the demand for land, and propose -95. I would value the sir at the standard rate. Rental arrears in the whole village are only Rs. 8.

This mahal does not seem to be equal to mahal II, but there is more scope for some small enhancement, which will raise the assets up a good deal. There are no distinctive features, and I propose -95, with 1-05 for sir.

The same rate will suffice here, and will give a moderate increase of protected rents. I would not value sir at higher than the standard rate, as assets have risen so largely.



**ASSESSMENT REPORT FOR THE DAHIGAON GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

:0:

The Dahigaon group, which was fully described in the rent-rate report, was chiefly remarkable for its progress, which was larger than is commonly met with in groups of this district, and for the fact that, owing to the extension of cultivation to poorer land, the rent proposals aimed at but very moderate enhancement.

2. The manner in which the orders have been carried into effect, will be briefly described.

Malik-makbuzas.

The class is unimportant in this group. Their payments are raised by 28 per cent only—fair margins being left them, thus:—

		Payments at present.	Proposed.	Compare deduced.
		Rs. a. p.	Rs. a. p.	Rs. a. p.
Amount	...	218 9 8	279 8 0	305 0 0
Rate per acre	...	0 12 0	0 15 4	...

Except for Rs. 7-8-0 in Dahigaon Buzurg itself, no reduction of malik-makbuza to revenue has been necessary.

Escheated plots (which are included as usual in the malik-makbuza columns) only amount to 23.35 acres, which I propose to assess at Rs. 17.

Ryoti rents, proper.

3. The information regarding the enhancement of ryoti rents is given in the usual tabular form.

TABLE A.—Showing present and proposed payments of each class of ryot, as compared with the deduced rental:—

Class of tenant.	Present rental.	Proposed rental.	Compare deduced.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Absolute occupancy	1,770 4 0	2,266 0 0	2,395 1 0
Occupancy	4,683 4 0	5,203 4 0	5,123 14 0
Ordinary	6,074 2 0	6,070 6 0	4,916 0 0
All-round	12,527 10 0	13,539 10 0	12,439 15 0

TABLE B.—Showing the incidence per acre and per soil-unit for each class of tenant of the present and proposed rental, and the rise that has taken place in rent-rate:—

Class of tenant.	PRESENT PAYMENTS.		PROPOSED RENT.		RISE OF RATES OF PROPOSED RENTS PER CENT OVER RATES.	
	Rate per acre.	Rate per soil-unit.	Rate per acre.	Rate per soil-unit.	At Present.	At Settlement.
	Rs. a. p.	Annas.	Rs. a. p.	Annas.	Per cent.	Per cent.
Absolute occupancy ...	0 11 7	82	0 14 10	1.05	28	33
Occupancy ...	0 12 0	90	0 13 4	1.06	11	31
Ordinary ...	0 11 11	1.28	0 12 1	1.28	NIL	46
All-round ...	0 11 11	1.06	0 12 11	1.15	8	38
Occupancy-cum-ordinary ...	0 12 0	1.12	0 12 6	1.18	5	43

4. There is nothing about absolute occupancy rents which calls for remark. The enhancement is moderate, and margins are left. The only reductions made in their rents aggregate Rs. 13-12-0 over the whole group.

The class will now pay exactly at the standard rate, and at a rate just 33 per cent higher than at last Settlement. The class is by no means an important one.

Occupancy rents are raised by 11 per cent, and just exceed the deducted to a trifling extent, but the incidence on the soil unit will only be 1.06, and the excess over the deducted is due to maintenance of present payments, where these exceed the deducted to a smaller extent only. The occupancy rate will be only 31 per cent higher than the occupancy rate at last Settlement, but it is 52 per cent higher than the occupancy-cum-ordinary rate at last Settlement, with which it can be more fairly compared.

There are a good many cases, where partly by way of adjustment, and partly to grant relief, individual occupancy rents are lowered.

In no one village do such cases call for notice, but over the group, as a whole, just a little under Rs. 200 are struck off occupancy rents in this way, or about 4 per cent on the present rental.

5. Ordinary rents will be left as they are in the total, although a great deal of alteration is effected in details.

Details of proposals regarding ordinary rents. Some idea is gained of these changes from the following table:—

	Present.	Proposed.	Amount of Enhancement or Reduction.	Percentage.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Payments Enhanced ...	4,132 2 0	4,690 6 0	558 4 0	13
Payments Reduced ...	1,942 0 0	1,350 0 0	—562 0 0	—28
Total ...	6,074 2 0	6,070 6 0	—3 12 0	NIL.

There has thus been a good deal of levelling up, and some enhancement on payments, which amount to about two-thirds of the total ordinary rents, while one-third of the ordinary rental has come under reduction.

The villages in which the reduction of ordinary rental proposed is at all important are the following :—

Village.	Amount.	Remarks.
	Rs. a. p.	
Umri ...	87 4 0	Mahomedan contractor has enhanced very excessively.
Mungli ...	57 0 0	
Kelapur ...	135 8 0	Mokasdar's enhancement very severe.
Panchala Buzurg ...	63 0 0	Court of Wards.

The only case in which the consent may not be given is Kelapur, which is 'mokasa'.

6. Looking at rents generally and as a whole, the proposals in this group have the effect of raising the rents of protected tenants up to the standard rate, while ordinary rents are left untouched.

On the acre the rise over the Settlement rate seems to have been only about 38 per cent, but, as was pointed out in the Rent-rate report, owing to poorer land occupied, the rate had really risen about 50 per cent, so that all-round rents may roughly be said to exceed the rents at last Settlement by about 60 per cent—a most reasonable rise.

The rents of this group are rather more even than are usually met with; consequently where there is enhancement it is generally even and moderate enhancement all round, rather than large additions to individual rents. The exceptions to this are mostly explained in the Assessment notes, and are in accordance with principles followed elsewhere.

7. The valuation of the sir and khudkasht lands generally follows that deduced at the auctioned rates.

The valuation of the home-farm and service lands.

These lands cover only 11 per cent of the occupied area, and their valuation falls on the acre at Re. 1-1-8.

The acreage rates here in contradistinction to the unit incidences show how the lands of the various classes are on an ascending scale, thus—

			Rs. a. p.
Ordinary	...	...	0 12 1
Occupancy	...	...	0 13 4
Absolute occupancy	...	...	0 14 10
Malik-makbuza	...	...	0 15 4
Sir and khudkasht	...	...	1 1 8

The home-farm lands naturally enough generally comprise the best of the rice and wheat fields and those nearest the village site. The ordinary tenants hold the newest occupied and more remote lands, and further the moderation of the sir valuation appears from the following figures :—

	Valuation at deduced rental.	Sub-rent obtained.
	Rs. a. p.	Rs. a. p.
Area of sir sub-let—314 acres	336 0 0	628 0 0
	1 1 0	1 15 11

The valuation of the service land is effected at Rs. 177, as against Rs. 173 deduced, the difference being due to the valuation, often quite nominal, placed upon plots entirely fallow. It falls on the acre at Re. 0-12-3.

8. Siwai income in this group is of some importance, amounting to Rs. 1,201, or about 7 per cent of the total assets. The following are the details—

	Rs.	a.	p.
Forest produce, which includes fuel, charcoal and grazing dues ...	594	0	0
Mahua and mangoes ...	334	0	0
Grass ...	190	0	0
Sitaphal ...	45	0	0
Tank ...	38	0	0
Total ...	1,201	0	0

The chief income occurs in the jungly villages of Bhandarbori, Gugaldoh, Seoni, Bhondki, Mandribhagi and Manegaon, and the Waste Land plot of Murda.

Outside these villages the amounts are not of much account.

The income of the year of attestation was approximately Rs. 1,661, for the most part ascertained from accounts, or from leases of jungle produce.

9. I have called attention to the action of the malguzars of Mandribhagi and Manegaon, whose agent, under pretence of giving leases for breaking up land under cultivation, is giving away large blocks of 100 or 200 acres to speculators of Ramtek for premia of trifling amount and nominal rents for ever hereafter. These blocks contain large areas of the forest land, with soil quite unculturable, and the tenants whose *nistar* over these blocks is interfered with have already begun to complain, but unless these leases are set aside, it is useless to tell the malguzar to manage his jungle properly.

The difficulty lies in the fact that all the lands so leased is not unculturable. But there is no doubt that the agent of the malguzar (a widow) colluded with one of these men, Ramji Komti, a crafty money-lender and speculator, and has at once injured the rights of the cultivators and cheated his mistress.

These facts have only come to my knowledge quite recently, as last year the blocks were quite indefinite, and attempted demarcation now has disclosed the fact that they have no natural boundaries, merely representing certain nominal numbers in the old Settlement map, and that—

- (a) they contain blocks of unculturable forest land ;
- (b) they overlap existing holdings of other ryots.

I know Ramji Komti to be a cunning and unscrupulous man, and already he is working to turn out some of these ryots, bringing suits against them, and intimidating them in various ways.

I have now sent for all the persons concerned, and will endeavour to arrive at some settlement of the disputes involved, but to some extent the assessment proposals of the two villages concerned are tentative, being based on the state of things if such leases were non-existent.

10. The total assets of the group, as they will be after the proposed revision, are contrasted with the assets, as they stood at last Settlement :—

	At last Settlement.	As Proposed.
	Rs. a. p.	Rs. a. p.
Cash ...	6,593 8 0	13,819 2 0
Value of home-farm and service land ...	1,620 0 6	2,443 0 0
Siwai ...	614 8 0	1,201 0 0
Total ...	8,828 0 6	17,463 2 0

The increase has therefore been 98 per cent, while cultivation has increased by 44 per cent—more progress than has yet been found in any group of the district dealt with so far.

11. The revenue fixed at last Settlement was Rs. 6,227, which fell at just under 71 per cent, on the assets of that date. The changes subsequent to settlement have resulted in a net addition of Rs. 105-10-8 to revenue, so that the demand at present is Rs. 6,332-10-8, or 72 per cent of the assets of last Settlement.

With so much progress with such small villages, the fraction which I am proposing to take is 55 per cent only on malguzari assets, or with malik-makbuza revenue (less 10 per cent drawback) 56 per cent of the total assets.

12. This assessment has the effect of raising the revenue to Rs. 9,735, or by 54 per cent—the largest increment as yet proposed in any group of this district.

Analysis of the revenue proposals.

The details of the incidence of the proposed revenue in the various villages of the group are to be seen from the following abstract:—

Percentage assessed on malguzari assets.	Number of Villages.	Percentage assessed on malguzari assets.	Number of Villages.
65	1	54	5
63	3	52	5
60	3	51	1
59	1	50	6
58	2	49	1
57	1	45	1
56	1		
55	5	Total ...	36

The circumstances of the group, the large extent of the enhancement and the small amount of rent enhancement sufficiently explain the low pitch of the assessment.

The solitary case in which 65 per cent is taken is that of the 'mokasa' village of Met-Siwadaoli, where the present kamil jama is simply maintained.

The case in which 49 per cent is proposed is that of Sitalwari, where the revenue is raised from Rs. 45 to Rs. 125—the addition to rents being only Rs. 18.

In the case of Katlabori, the last village of the group, I propose 45 per cent. The revenue is raised from Rs. 145, the village is small, and the Kirar proprietor resident and poor, and he has developed the village well during his ownership of it.

In fact the higher assessments are only proposed where—

- (a) the proprietors gain; or
- (b) the villages belong to large estates; or
- (c) the villages are themselves large.

13. As to the present effect of the proposals on the incomes of the proprietors' it is inevitably and reasonably less favourable than has usually been the case in this district.

The proprietors have, either by spread of cultivation or by rent enhancements, been enjoying for several years a much larger proportion of the assets than proprietors of older cultivated groups have enjoyed, and whatever is lost to them by the immediate curtailment of their income is fully compensated for by the larger proportion of assets which will be left to them.

Effect of the proposals on the incomes of the proprietors, and the extent of the balance left them.

The addition to revenue proposed is Rs. 3,402-5-4, and to their rents is added Rs. 1,072-14-4, so that they will have to pay Rs. 2,329-7-0 out of their existing profits, but practically a third of the revenue increment is met from rent enhancement.

Their actual position under the proposal has next to be examined, in order to judge of the character of these proposals.

At last Settlement the proprietors had left them a balance of Rs. 981 cash (including Siwai), and profits of 2,707 acres of land.

They will now have a balance, including Siwai, of Rs. 5,285 cash, and profits of 2,051 acres of land.

The details of the two balances compare, as follows:—

		At last Settlement.			Under proposals.		
		Rs. a. p.			Rs.		
Cash-rents	...	366	8	0	4,084		
Siwai	...	614	8	0	1,201		
Value of sir, &c.	...	1,020	0	6	2,443		
Total	...	2,601	0	6	7,728		

The balance left is therefore practically about treble as large as the balance left at last Settlement.

The proprietors of the group number 55 persons, and when the farming profits of 2,000 acres of land are added to the balance of Rs. 7,728, they will have a very adequate balance per head.

14. The following table shows how the revenue present and proposed of the group is divided between realizable and non-realizable:—
Revenue alienation.

		Present revenue.			Proposed revenue.		
		Rs. a. p.			Rs. a. p.		
Total revenue	...	6,332	10	8	9,735	0	0
Alienated	...	1,245	0	0	2,065	0	0
Balance realizable	...	5,087	10	8	7,670	0	0

The actual realizable increment will thus be Rs. 2,532-5-4, or almost 51 per cent.

Excluded from the alienation mentioned above and from the revenue of the group is the kamil jama of revenue-free plots, amounting to Rs. 39 on an area of 45 acres.

15. Incidence of the revenue on cultivation shows but a small rise from Re. 0-9-5 at last Settlement to Re. 0-10-1 at present.

Where it is not raised by the extent of Siwai income, it is never higher in any individual villages than Re. 0-14-3 in Kelapur, and Re. 0-13-11 in Dahigaon itself.

A comparison of the proposals for this group with those of other groups of this tahsil Incidence of revenue on cultivation and comparison with other groups. previously disposed of, can be seen from the following figures :—

Group.	Extent of revenue enhancement.	Percentage on malguzari assets.	Incidence per acre in cultivation.
	Per cent.		Re. a. p.
Tarsa-Khat	40	60	0 11 1
Kodamendhi	34	60	0 11 7
Patansaongi	10½	64	1 4 2
Chachar	20	63	0 14 4
Dahigaon (under report) ...	54	55	0 10 1

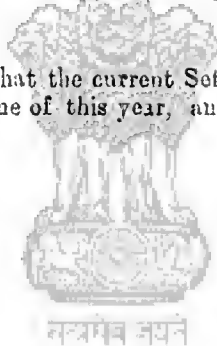
These figures accentuate the difference between the Dahigaon group and the other groups to a remarkable extent.

16. In conclusion I may point out that the current Settlement of this group will expire on the 30th June of this year, and early orders are therefore desirable.

Expiry of Settlement.

NAGPUR :

Dated the 4th June 1894. }



R. H. CRADDOCK,

Settlement Officer.

ASSESSMENT PROPOSALS FOR THE DAHIGAON GROUP, OF THE RAMTEK TAHSIL, IN THE NAGPUR DISTRICT.

No. C 368, dated the 23rd June 1894.

Submitted to the Chief Secretary to the Chief Commissioner, in the Revenue Department, with the Assessment abstract, the Rent-rate file, and letter No. 5162, dated the 13th June 1894, from the Commissioner, Nagpur Division.

2. This small group lies north of the range of low hills upon which Ramtek is situated, and between it and the mass of jungles which cover the Nagpur-Seoni border. Villages were generally undeveloped at last Settlement, and there has been a large increase in cultivation and assets since then. I marched through the tract last cold weather, and was struck with the reclamation I saw in progress on all sides.

3. The Settlement Officer's rent enhancements appear to need no comment. The class of absolute occupancy tenants is in this locality of no great importance. Their rents have remained practically unchanged since last Settlement, and have now been raised by 28 per cent. An enhancement of 11 per cent has been imposed on occupancy ryots. The ordinary tenants' rental has in the aggregate been left untouched. There have been enhancements and reductions in particular villages, but they balance one another.

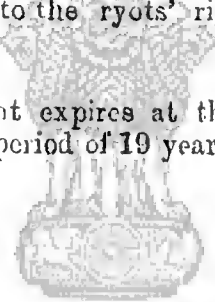
4. The *sir* land valuation and the estimate of Siwai income have been considerably framed.

5. There is an increase of Rs. 8,655 in assets, against which the Settlement Officer proposes to add Rs. 3,402 to the revenue, nearly a third of which is covered by rent enhancement now effected. The enhancement in revenue is at the rate of 54 per cent, which is larger than usual in this district. But the fraction of assets taken as revenue has been lowered from 72 to 56 per cent, and the increase in the revenue rate per cultivated acre is only 8 pies. Moreover, a large proportion of the revenue enhancement is nominal, falling on villages which are held revenue-free.

6. In the villages of Umri (No. 1) and Kelapur (No. 5), the ordinary tenants have been rack-rented, and the Settlement Officer has proposed to give them substantial relief. The revenue assessments of these villages are framed on the assumption that the proprietors will consent to the reductions which have been made. Alternative assessments have been proposed in case they should refuse consent. The second of the two villages is held revenue-free.

7. Two villages Mandribhagi (No. 13) and Manegaon (No. 14) are being mismanaged by the agent of the minor proprietor, who has been granting perpetual leases of large blocks of land at nominal rents. These blocks include some cultivation, the ryots of which will be in danger of degradation to the status of sub-tenants. But they consist in the main of waste land, the appropriation of which is prejudicial to the ryots' rights of *nistar*. A further report is promised.

8. The current Settlement expires at the end of this month. The new Settlement is to be made for a period of 19 years,—from the July 1st 1894 to the 30th June 1913.



J. B. FULLER,

Commissioner of Settlements and Agriculture,

Central Provinces.

As fixed at last Settlement.	At Present.	Detail of Changes.	Detail of Balances.		
			Year.	Amount.	How disposed of.
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.			
6,227 0 0	6,332 10 8	17 10 8 On account of Government Muafi resumed. 72 0 0 Service Muafi resumed. 16 0 0 Added on account of land taken from Government forest. <hr/> 105 10 8			

At Settlement.		At Present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5
		NIL		

	POSITION CLASS.											
Soil class.												Total.
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
(See Statement appended.)												

[illegible]

V.—Details of Group areas.

	OCCUPIED AREA.				UNOCCUPIED AREA.						AREA IRRIGATED.				Number of irri- gation wells.	Number of artificial tanks.	Number of ploughs.	Number of plough- cattle.
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than three years.	Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, and covered by roads and build- ings.	Total area unoccupied.	Total area of Group.	From tanks.	From other sources.	Total.				
	Under crop.	Fallow of three years or under.	Total.															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	14,672.35	753.24	15,425.59	4,009.67	19,435.26	15.54	7,171.83	6,915.12	3,388.88	17,491.37 =58 Sq. miles.	36,926.63	548.30	63.59	611.89	21	39	927	1,854
Percentage on total area of areas in cols. 4, 6 and 15	...	...	42	...	52	...	...	...	...	...	...	...	...	2	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19	10,374.80	350.73	10,731.53	3,519.26	14,250.79	25.95	5,142.82	13,174.79	4,039.43	22,432.99	36,683.78	...	...	...	...	...	...	...

VI.—Details of holdings.

	Held by malguzars.			Held by malik- makbuzas.		Held by revenue- free grantees.		Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by superior tenants of class in ordinary tenant right.		Held by ordinary tenants.		Held rent-free or by privileged tenants.		Total occu- pied area (to agree with col. 6 of State- ment V).
	As sir.	Other than sir.	Total.	Area of total leased.	No. of hold- ings.	Area.	No. of hold- ings.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of ordinary tenant right.	Acres.	No. of holdings	Area.	As grant from malgu- zars.	In lieu of service.	
	Acres.	Acres.	Acres.	Acres.		Acres.			Acres.		Acres.		Acres.		Acres.	Acres.	Acres.	Acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	1,431.58	620.19	2,051.77	314.15	26	292.36	40.8	125	2,438.23	316	6,245.23	1,654.02	...	412	6,475.07	18.26	213.34	19,435.26
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	11	...	...	...	...	...	13	...	32	...	...	...	33	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	2,707.45	...	2,707.45	...	...	240.56	117.10	...	2,775.79	...	2,091.55	...	...	...	6,136.54	3.95	177.85	14,250.79

...	0 12 11	0 12 10	Tank	...	8	2,439 15 0	Total

IX.—Details of annual value of Sir, Khudkasht and land held by privileged tenants.

SIR AND KHUDEKASHT.										Compare as at last Settlement.						
Area leased out.		Area cultivated by malguzars.		Area held by privileged tenants.		Valuation adopted.		Payments of malik-mak-buzas as proposed.	Payments of tenants as proposed.	Annual value of sir, khudkasht and land held by privileged tenants.	Siwai receipts.	Total.	Cash rental.	Estimated		
Rental value at sanctioned rates.	Compare actually paid to malguzar.	Rental value at sanctioned rates.	Rental value actually paid at sanctioned rates.	Rental value at sanctioned rates.	Compare rent actually paid.	Total rental value (cols. 1, 3 and 4).	For sir and khudkasht.							For area held by privileged tenants.	value of sir, khudkasht and land held by privileged tenants, with rate of valuation per acre.	Siwai receipts.	Total.
1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
335 14 0	628 0 0	1,933 7 0	172 13 0	...	2,442 2 0	2,266 0 0	177 0 0	279 8 0	13,539 10 0	2,413 0 0	1,201 0 0	17,463 2 0	6,593 8 0	1,620 0 6	614 8 0	8,828 0 6
1 1 1	1 15 11	1 1 7	0 11 11	...	1 0 11	1 1 8	0 12 3	[Sanctd. ...]	13,519 10 0	...	...	17,443 2 0	...	0 9 0	...	...
Inci- dence per acre.																

XI.—Assessment Proposals and Comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (col. 9 of Statement X).	Percentage of proposed revenue on total estimated enhanced income (col. 5 of Statement X).	ANALYSIS OF INCOME ON WHICH ASSESSMENT BASED.				
				Present rental receipts (line 3 of Statement VII, and cols. 2 and 5 of Statement IX).	Estimated Siwai receipts (col. 4 of Statement VIII).	Resulting from valuation.		
						Rental valuation of sir and khudkasht, excluding actual cash receipts (i. e., col. 7 of Statement IX, minus col. 2).	Rental value of land held by privileged tenants, excluding cash receipts (i. e., col. 8 of Statement IX, minus col. 5).	Rent enhancements proposed (difference between line 5 and line 3, cols. 2 and 6 of Statement VII).
1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
6,332 10 8 [Sanctd. ...]	9,735	72	56	13,374 3 8	1,201 0 0	1,638 0 0	177 0 0	1,072 14 4
	9,595	...	55	...	...	...	...	1,052 14 4]

XII.

Actual increase (+) or decrease (—) of proposed on present revenue.	Compare increase (+) or decrease (—)					Compare increase (+) or decrease (—) per cent in.		Incidence per acre in cultivation of—	
	In proposed cash rental (cols. 1, 2 and 6 of Statement X).	In valuation of sir, khudkasht and privileged land (cols. 3 and 7 of Statement X).	In Siwai income (cols. 4 and 8 of Statement X).	Net increase or decrease.	Increase (+) or decrease (—) per cent of proposed revenue over present revenue.	Area in cultivation (col. 1 of Statement V).	Estimated income (cols. 5 and 9 of Statement X).	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
3,402 5 4 [Sanctd. 3,262 5 4]	7,225 10 0 7,205 10 0	822 15 6 ...	586 8 0 ...	8,635 1 6 8,615 1 6	54 52]	44	98	0 9 5	0 10 1

XIII.

Distribution of revised revenue between Malik-makbuza and Malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [col. 5 of Statement X, minus col. 1].
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
279 8 0	250 4 0	29 4 0	10½	9,484 12 0	55
			[Sanctd. ...]	9,344 12 0	54]

STATEMENT III.—Area in cultivation classed according to Soils, Position, &c.

Soil class.	WHEAT LAND.							RICE LAND.							BARL.					MUTAFARIKAT.			GRAND TOTAL.	Per cent.									
	Ordinary.	Khari.	Lawn.	Pa-thar.	Wahuri.	Bandha.	Bandhan.	Irrigable.	Ran.	TOTAL.	Irrigable.	Jhulan.	Tikra.	Saman.	Khari Saman.	TOTAL.	Irrigable.	Khari Irrigable.	Barani.	Khari Barani.	Santā.	TOTAL.			Muta-farikat.	TOTAL.							
Morand I ...	13-00	400	...	...	...	...	...	17-00	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Do., II ...	2,315-76	5-98	16-77	106-30	104-63	48-34	1-58	1-55	424-31	3,025-15	3-41	...	...	17-25	...	...	...	...	...	...	...	...	...	...	...
Khardi ...	5,354-16	48-78	12-32	11-89	35-74	41-65	...	2-06	447-84	5,954-39	282-77	8-94	24-51	508-13	76-32	909-44	41-18	3-52	14-70	1-14	3-15	63-69	2,191-33	35-29	105-12
Betari ...	...	...	...	...	...	...	...	...	...	...	23-69	50-30-33	3-30	192-23	...	255-31	57-42	1-87	3-42	...	1-62	64-93	629-27	16-00	645-27	964-91	6
Bardi ...	...	...	...	...	...	...	...	...	...	...	267-47	5-69	12-51	4-39	517-77	26-89	834-72	1-95	13-66	2-03	...	17-64	1,259-51	19-08	1,278-59	2,180-95	14
Total ...	7,682-92	55-71	29-09	118-19	140-30	89-99	1-58	8-61	872-15	8,996-54	582-34	15-13	67-35	1,235-44	103-41	2,020-13	100-55	5-39	32-44	3-17	4-77	146-32	4,192-23	70-39	4,262-60	15,425-59	...						
Percentage...	50	...	...	...	...	...	...	...	5	58	4	...	...	8	...	13	...	...	...	...	1	27	...	28	...	...	...			

IV.—Cropped area classified according to Crops.

[illegible]

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department,—No. 4977, dated the 12th November 1894.*

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the reassessment of the Dahigaon Group in the Ramtek Tahsil of the Nagpur District, and letter No. 5162, dated the 13th June 1894, from the Commissioner, Nagpur Division, forwarding the Report.

READ ALSO—

Memorandum No. C-363, dated the 23rd June 1894, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

RESOLUTION.

This group lies to the north of the low range of hills on which Ramtek is situated, and includes 36 villages or 40 mahals. The country is covered over with hill and jungle, more especially in the north, and contains an admixture of scrub and waste. The soil is generally inferior, consisting for the most part of khardi and bardi which account for 73 per cent. of the cultivated area, while the best soil is morand II, covering only 21 per cent. The rainfall of the tract is, however, heavy, which enhances the quality of these poorer soils and renders them suitable for the cultivation of wheat, rice and juari, which occupy more than two-thirds of the area under crop. The malguzars are in nearly all cases well off, and though a certain proportion of the tenants are poor, there are very few who are deeply indebted.

2. The existing condition of the group as regards cultivation and assets, and the effect of the settlement on the tenants' rents and on the malguzars' jamas, are exhibited in the following statistical abstract. The figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary from the point of view of the ryots, the malguzars and the Government, of the basis and results of reassessment:—

	Acres.
1. Gross area of the group	36,926·63
2. Area under cultivation at last Settlement	10,731·53
3. Area now under cultivation	15,425·59
	Per cent.
4. Percentage of increase of (3) over (2)	44
5. Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement	140
	Rs.
6. Total assessable assets at last Settlement	8,828
7. Total assessable assets at present Settlement proposed by the Settlement Officer	17,463
8. Total assets as adopted by the Chief Commissioner	17,443
9. Percentage of increase of (8) over (6)	97
10. Total enhancements of rent at present Settlement—	Rs.
(a) Effected by the Settlement Officer... ..	1,073
(b) As accepted by the Chief Commissioner	1,053
11. Average rate of rent per acre of ryoti area—	Rs. a. p.
(a) At last Settlement	0 9 4
(b) As now proposed by the Settlement Officer	0 12 11
(c) As sanctioned by the Chief Commissioner	0 12 10

					Rs.
12.	Present revenue	...	...	...	6,333
					Per cent
13.	Percentage of (12) over (6)	...	...	...	72
14.	Percentage of (12) on (8)	...	...	...	36
					Rs.
15.	Revenue now proposed by the Settlement Officer	...			9,735
16.	Revenue now sanctioned by the Chief Commissioner	...			9,595
					Per cent.
17.	Percentage of (16) on (8)	...	...	...	55

3. The villages were generally undeveloped at last settlement, and there has been a large increase in cultivation and assets since then. The former has expanded by 44 per cent. while the latter has gone up by 77 per cent. Rent-rates have increased by 28 per cent., but if allowance is made for the inferior quality of the newly broken lands, the rise is even greater than this. In view of this fact, and of the spontaneous large increase in assets, a very moderate enhancement of rent was provided by the village unit-rates sanctioned.

The operations of the Settlement Officer add only 8 per cent. to the rental of the group, resulting in an increase of 28 per cent. in the present payments of absolute occupancy tenants whose rent-rate has practically remained unchanged during the currency of the now expiring settlement and of 11 per cent. in those of occupancy tenants. The rents of ordinary tenants have been enhanced in some cases and reduced in others. But the enhancements and reductions balance one another, and their rental has in the aggregate been left untouched. These proposals commend themselves to the Chief Commissioner as moderate, and have been sanctioned subject to a single modification in the case of Mahaduli, Mahal II, (No. 17) where the proposed enhancement was rather large and has been reduced by Rs. 20. The revised rent-rate of all classes of tenants taken together will be 12 annas 10 pies, a rise of only 3 annas 6 pies over the rate of last Settlement.

4. The sir and khudkasht lands constitute but 11 per cent. of the total occupied area, and their valuation generally follows that deduced at the sanctioned rates falling at Rs. 1-1-8 per acre. These areas comprise, as a rule, the best of the village lands, and the rate at which they have been valued does not seem to be excessive.

The siwai income forms an item of some importance in this group, amounting to about 7 per cent. of the total assets. The actuals of the year of the Settlement Officer's enquiry amount to Rs. 1,661, but an average of Rs. 1,201 has been assumed for purposes of assessment, thus leaving a sufficient margin for the fluctuating character of the income. At last settlement the receipts from this source were estimated at Rs. 614-8-0.

5. The total revised assets of the group as sanctioned by the Chief Commissioner amount to Rs. 17,443-2-0 and exceed the assets of last settlement by 97 per cent. The Settlement Officer proposes a revenue of Rs. 9,735, raising the present demand by 54 per cent. This increment is larger than usual in this district, but the fraction taken by Government has been reduced from 72 to 56 per cent. Moreover, nearly a third of the increment is covered by rent enhancement, and a large proportion of the revenue enhancement is nominal, falling on villages which are held revenue-free. The proposed assessment the Chief Commissioner considers to be reasonable and proper, and has been accepted by him, subject to a few reductions, most of which have been made in accordance with the recent orders of the Government of India limiting the fraction to 60 per cent. in cases where the present revenue does not exceed the present assets by 65 per cent. The revised revenue will stand at Rs. 9,595 absorbing 55 per cent. of the sanctioned assets, and will fall at a rate of 9 annas 11 pies per cultivated acre against 9 annas 5 pies at last settlement.

6. The revenue assessments of mauzahs Umri (No. 1) and Kalapur (No. 5) have been sanctioned on the understanding that the proprietors will consent to the reductions which have been made in the present payments of ordinary tenants who are reported to have been rack-rented. If they refuse, the revenue of their villages should be raised to 60 per cent. of the malguzari assets, and fixed at Rs. 260 and Rs. 588 respectively. The revenues of mauzahs Mandhri Bhagi (No. 13) and Manegaon (No. 14) in which the malguzar's agent is said to interfere greatly with ryot's nistar by alienating large blocks of waste land have also been sanctioned, subject to any further report the Settlement Officer may wish to make in the matter.

7. Subject to any orders which may be received from the Government of India, the assessment as now revised is sanctioned for a period of 10 years commencing from the 1st July 1894, and extending up to the 30th June 1913.

[True Extract.]

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.

No. 4978.

Dated Nagpur, the 12th November 1894.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that, after the announcement of the revised rents and jamas, a tabular statement, in the usual form, may be submitted to this office.

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.

CENTRAL PROVINCES SECRETARIAT.

Revenue Department.

No. 1127.

FROM

H. H. PRIEST, Esq., I. C. S.,

OFFG. CHIEF SECRETARY TO THE CHIEF COMMISSIONER,

Central Provinces,

To

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

*Central Provinces.**Dated Nagpur the 6th March 1895.*

In continuation of this Administration's Resolution No. 4977, dated the 12th November 1894, I am directed to forward a statement giving details of the revised assessments of the Dahigaon Group in the Ramtek Tahsil of the Nagpur District.

I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

**Statement giving details of the revised Assessments of the Dahigaon Group in the Ramtek Tahsil
of the Nagpur District.**

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.				
1	Umri ...	1 8	...	78 8	217 0	295 8	350 0	175	50	50	99
2	Gurhangaon ...	...	28 0	196 8	107 0	331 8	455 8	230	50	50	73
3	Musewari ...	...	370 0	299 0	161 4	830 4	951 4	580	59	59	64
4	Mangli ...	...	143 0	86 0	179 0	408 0	524 0	275	52	52	73
5	Kelapur ...	...	...	257 0	535 0	792 0	838 0	420	50	50	74
6	Khairi Rani ..	...	...	125 0	81 0	206 0	209 0	110	53	53	98
7	Andharban (waste land plot) ..	...	...	...	31 0	31 0	40 0	20	50	50	...
8	Morkha ...	...	44 0	162 0	152 0	358 0	397 0	240	60	60	72
9	Sitalwari ...	...	...	35 0	126 0	161 0	254 0	125	49	49	96
10	Ghanteshwar ...	...	...	...	...	...	35 0	20	57	57	89
11	Dhaigaon Buzurg ..	173 8	288 0	168 0	157 0	613 0	913 8	585	64	58	68
12	Dhaigaon Khurd...	...	23 0	136 0	65 0	224 0	349 0	175	50	50	54
13	Mandri Bhagi ..	9 0	41 0	470 0	490 8	1,001 8	1,175 8	700	60	60	75
14	Manegaon ...	...	...	45 0	90 0	135 0	259 0	130	50	50	108
15	Murda (waste land plot) ...	...	...	20 0	8 8	38 8	282 0	150	53	53	...
16	Gugaldoh ...	...	...	10 0	20 12	30 12	280 12	150	53	53	65
17	Mahadula, Mahal I.	...	222 4	130 8	16 4	369 0	410 0	240	59	59	71
	Do., do. II.	6 0	250 0	86 8	32 0	368 8	404 8	245	61	60	
18	Panchala Buzurg ..	5 0	256 0	276 0	332 12	864 12	1,035 12	610	59	59	85
19	Khindsi ...	...	56 0	12 8	147 0	215 8	282 8	145	52	52	74
20	Panchala Khurd, Mahal I.	...	29 0	152 8	58 0	239 8	284 0	155	55	55	64
	Do., do. II.	...	26 0	131 0	130 12	287 12	350 4	190	54	54	
21	Lohara, Mahal I.	...	57 0	130 0	9 0	196 0	238 0	125	52	52	51
	Do., do. II.	...	44 0	151 8	10 0	205 8	288 8	150	52	52	
22	Ghoti ...	31 0	...	202 0	259 0	461 0	648 8	386	59	58	82

Statement giving details of the revised Assessments of the Dahigaon Group in the Ramtek Tahsil
of the Nagpur District.—(Concl'd.)

Serial Number.	Name of Village and Mahal.	Payments of mulik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced	Revised revenue on revised mal-guzari assets as announced	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.				
23	Shahapur ...	...	...	58 8	45 0	103 8	125 8	65	52	52	78
24	Rajkote ...	...	7 0	14 0	162 0	183 0	201 0	110	55	55	77
25	Metsiwadaoli ...	...	45 0	16 0	18 4	79 4	119 4	75	63	63	147
26	Asoli ...	1 0	37 0	64 0	237 8	338 8	427 8	250	58	58	108
27	Salaimendha ...	...	...	52 0	121 0	173 0	190 0	100	53	53	58
28	Dauri Par ...	...	...	65 0	135 0	200 0	241 0	135	56	56	96
29	Bhandarbori ...	...	133 0	224 4	279 0	636 4	837 12	460	55	55	66
30	Hasapur ...	...	...	83 0	111 0	194 0	281 0	145	52	52	55
31	Seoni ...	5 0	86 4	310 8	148 4	545 0	683 0	375	55	55	63
32	Bhondki ...	...	13 8	108 8	61 0	183 0	258 0	140	54	54	85
33	Kirnapur ...	...	...	192 8	203 4	455 12	537 12	300	53	53	66
34	Khaperkhhera ...	...	...	...	196 0	196 0	290 0	175	60	60	96
35	Aregaon, Mahal I.	...	2 0	492 8	277 0	771 8	909 8	430	47	47	67
	Do., do. II.	4 0	54 0	234 0	288 2	576 2	735 2	380	48	48	
36	Kathlabori ...	42 8	...	10 0	135 4	145 4	279 12	145	52	45	44
	Total ...	278 8	2,255 0	5,295 4	5,823 6	13,443 10	17,451 10	9,596	55	54	72

**RENT-RATE REPORT FOR THE RAMTEK GROUP OF THE RAMAK TAHSIL
NAGPUR DISTRICT.**

—:0:—

The Ramtek group occupies the central portion of the Ramtek pargana, what may also be described as the central portion of the Ramtek tahsil.

The group is bounded on the north by the great block of Government forest which divides it on the north from the Dongartal pargana; on the east by the Dahigaon group and the Kodamendhi group; on the south by the Chachar group or the southern portion of the Ramtek pargana; and on the west by the Pench river and the strip of country on its border, which is included for assessment purposes in the Bhiugarh group.

Area, position, and boundaries of the group.

The group contains 63 villages, divided into 77 mahals, and covers an area of 83½ square miles.

2. The group may in general terms be described as plain country, but is intersected by hills,—far on the east is the Ramtek range, which ends abruptly at Ramtek itself, but is really connected with the range to the north of Mansal by a line of high-lying land, which marks the watershed between the Sur and the Kanhan.

General description of the group.

The hills to the north of Mansal extend in a north-westerly direction, and join the spurs, coming down from the jungle on the north.

The northern and southern portions of the group join each other in the break which occurs between the Ramtek range and the hills north of Mansal, and it is through this break that the great Northern road to Seoni and Jubbulpore passes.

There are some rather jungly villages north-east of Maholi on the Pench—Ghuksi, Kaotah Bondri, Borda and Sarakha, have all jungle, and all the villages on the north on the fringe of the heavy Government forest contain some forest of their own also, but apart from this the country is open enough, and a fine view of it can be obtained from the Ramtek hill, from which point of vantage its unevennesses are softened down, and it has the appearance of fertility. A closer idea of the group can be gathered from a journey to Seoni. The traveller to Seoni would enter the group at Mansal and leave it at Chorbaoli, and he would see that the group though by no means a superior one, enjoys a respectable mediocrity; distinguished by light-coloured and poor-looking soil for the most part,—yet it produces a great deal of wheat.

The westerly portion contains some large and fine villages like Maholi and Patgowari, while to the east of the road, is a regular cluster of little villages near and around Ramtek, and the only important village in this direction is Nagardhan.

On this side of the group the soil is, if anything, still lighter, and the surface of the country is uneven, the drainage areas of the Sur and the Chachar river (Gautala Sand) meeting in this corner of the group, but there are many tanks and a great deal of rice land here.

North of the Ramtek range again there are poor and small villages, with some rather more fertile land along the banks of the Sur river, which entering the group from the jungles to the north of Sarakha, takes a course east by south-east, and flows into the Dahigaon group but has no villages of any importance on its banks.

In the character of its soils and the number of its small and important villages, the group is in very marked contrast to Chachar on the south, and perhaps most closely resembles the Dahigaon group, although it has not such a tale of development to show, having been more closely cultivated at last Settlement, and I may here mention, that the soil factors adopted are the same as in the Dahigaon group.

3. The usual statement showing statistics of the cultivation follows :—

	Occupied area.					Unoccupied area.					Total area of the group.	Area Irrigated.			Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of plough-cattle.
	Area in cultivation.			Area out of cultivation, i. e. waste and fallow of more than three years.	6	7	8	9	10	Total area unoccupied.								
	Under crop.	Fallow of three years or under.	Total.															
1	2	3	4	5						11	12	13	14	15	16	17	18	19
At present	20,617-14	1,248-28	30,765-42	6,919-22	37,684-64	194-58	1,159-13	6,599-63	7,898-73	15,849-07	43,633-71 =83 ² / ₃ sq. miles.	1,233-14	125-06	1,358-20	39	107	1,970	2,940
Percentage on total area of areas in columns 4, 6 and 15	...	...	57	...	70	...	...	...	...	...	...	...	...	3	...	...	...	...
Compare entries of last Settlement for columns 2, 4, 6, 12, 15, 16, 17, 18 and 19.	26,700-27	295-55	26,995-83	5,798-98	32,783-81	194-90	6,253-83	7,094-25	7,035-81	19,632-78	62,426-59	...	...	...	...	...	...	...

There is, as has been already stated, a considerable area of hill and jungle on the north of the group, in addition to the hills which traverse it in the centre, and in the same vicinity, as well as scattered among the higher lying portions of the group and on the watersheds described, is a good deal of scrub and rocky land, and there is not much culturable land of any value among these portions. The occupied area amounts to 70 per cent, and the area in cultivation is only 57 per cent. But there has been substantial progress since Settlement: the area included in holdings having risen by almost 15 per cent, and the area in cultivation by about 14 per cent.

Although this is nothing like the Dahigaon group, yet the advance shown has been larger than in any of the groups of the Tarsa plain.

Waste and fallow of long standing amount to about 18 per cent of the area in holdings: not a large proportion for a group of this kind; while of the area in cultivation new fallow amounts to barely 4 per cent.

The area irrigated amounts to over 4 per cent of the cultivated area, and consists chiefly of rice land and pān-gardens irrigated from tanks: well irrigation being of trifling extent.

Ploughs and plough-cattle show a return of a plough and a pair of bullocks to every 16 acres in cultivation—a sufficient supply—possibly owing to the number of 'rith' villages some bullocks have been enumerated twice, but grazing land is fairly plentiful, and a fairly large supply of cattle is to be expected.



सत्यमेव जयते

4. There is nothing more requiring explanation in the figures, and the next statement is that which relates to the soils.

Soils.	WHEAT LAND.										RICE LAND.										BARI.				BARI		MUTAFARIKAT.		Grand Total.	Percentages.																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	Ordinary.	Kharl.	Lawn.	Pathar.	Waharl.	Bandhla.	Bandhan.	Ran.	Total.	Ordinary.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Ac

The area of the best soils is insignificant, but morand II is of large extent, and occupies 51 per cent of the area in cultivation. For the most part this Description of the soils. is of a light yellowish colour, and looks to be inferior to the morand II of the darker heavier description found in the Tarsa plain and in other parts of the district, but it is a good clay soil for all that, and produces good wheat; indeed in a wet year the damage from rust is larger than in the heavy soil tracts, from which I argue that in a dry year the wheat crops must be at least as good as in the morand soil, which has a darker and richer appearance.

Khardi is also very largely represented here (42 per cent), while bardi and ritari each amount to 3 per cent, and together account for 1,600 acres. Of course a large portion of the waste in the occupied area would fall under these two classes.

The following is the division of these soils, by the use to which they are or can be put:—

Soil.	PERCENTAGE OF			
	Wheat Land.	Rice Land.	Garden Land.	Minor crops.
Morand I	100	...	...	...
Do. II	90	4	3	4
Khardi	63	19	1	27
Ritari ... ..	...	37	3	61
Bardi ... ..	...	20	...	80
All soils	70	11	3	17

We may roughly say then that 83 per cent is of fair average productive power, and only 17 per cent emphatically poor. I will briefly remark on each class of land.

(A).—*Wheat Land.*

The area liable to defects amounts to 15 per cent, *i. e.*, 7 per cent wahuri, 6 per cent pathar and 2 per cent rân. Embanked land accounts for another 2 per cent, and lawn and khari make up 1 per cent,—so that 82 per cent of the wheat land is classed as ordinary. The morand II soil being poor in appearance has been classed liberally by position so as to bring out a fair valuation; khardi on the other hand is sparingly so classed. The figures do not call for further explanation.

(B).—*Rice Land.*

• *Rice land.*

Rice land is sub-divided as follows:—

	Per cent.
Irrigable	37
Unirrigable (flat)	55
Low-lying (jhilap).	8
Total	100

Only a trifling area has been classed as 'tikra'. As a rule, high-lying land here is devoted to juari and other minor crops, and not to rice, which is confined to flat land or low-lying ground.

About a third of the rice land is double-cropped.

(C).—*Garden Land.*

Rather over a third of this is 'barani', consisting of chillies, or unirrigated garden plots round the village site, and about a fourth of the irrigable garden land consists of the pán gardens of Ramtek and Mansa.

Garden land.

(D).—*Minor crop Land.*

Only 11 per cent of this land is on morand soil, and the chief crops produced on it are

Minor crop land. tur, juari, til, castor and rengna (to a limited extent).

(E).—*Khari Land.*

The total area of khari land is 374 acres, or 1·2 per cent on the total area in cultivation, or only 8 acres to the inhabited village. The villages are many of them so small that this is not surprising. About 12 per cent of the garden land is khari, 2 per cent each of the rice and minor crop land, and less than 1 per cent of the wheat land.

Khari land.

5. The crops of the group form the next subject to be dealt with.

The following table shows the areas under the chief crops at last Settlement and at present, and the proportion which each crop area at present bears to the total area under crop:—

Crop.		Area at last Settlement.	Area at Present.	Percentage of present area to total cropped area.
		Acres.	Acres.	
Wheat	...	8,035	10,244	34
Juari	...	6,198	1,889	} 24
Juari-Tur	...	8,009	6,480	
Rice	...	1,795	3,360	11
Linseed	...	1,147	3,208	11
Tur	...	317	1,823	6
Til	...	62	1,173	4
Rengna	...	...	1,143	4
Gram	...	368	826	3
Lao	...	147	547	3
Other crops	...	632	1,951	6
Total		26,700	30,624	104
Deduct area double-cropped		...	1,107	4
Net cropped area		26,700	29,517	100

The substitution of more valuable export crops for juari is the most remarkable feature, and the figures lend some support to the theory that the climate has tended to become more suitable for rice and less for juari. On the whole, rabi crops occupy about two-thirds of the cropped area, and wheat covers about 48 per cent of the wheat land, which bears out what I have said about the wheat soils being really more productive than their appearance warrants, and also shows that due care has been exercised in classing the lands by their productive capacity.

The varied character of the cropping makes the tract sufficiently secure against famine, and neither last year nor the year before was there any special distress here, although there is but little land of first rate quality.

Under the heading 'other crops' the most noteworthy, are the following :—

Cotton and Cotton-tur 214 acres (near the Pench)—

		Acres.
Chillies	...	158
Garden produce	...	154
Castor	...	64
Kodon	...	27

6. The natural circumstances of the group, it has thus been seen, place it in an average position, and I proceed to an account of the population, the trade communications, the tenures and the circumstances of the proprietors and tenants.

The population of the group has risen from 19,384 at last Settlement to 21,621 by Population, Villages and the last Census of 1891, and it falls at 257 on the total square mile, and 450 to the cultivated square mile. The comparatively high pressure of the population here is of course due to the accident that the group contains within its limits the towns of Ramtek and Nagardhan. Of the 63 villages, 18 are uninhabited, and exactly 50 per cent of the population is contained in those two towns, but for which the group would be rather sparsely populated.

The chief towns and villages, with their populations at Settlement and at present, are enumerated below :—

Town or Village.	Population at last Settlement.	By Census of 1891.
	No.	No.
Ramtek ...	7,814	7,184
Nagardhan ...	2,893	3,163
Maholi ...	909	997
Patgowari ...	914	973
Mansal ...	606	723
Kandri ...	616	687
Borda ...	577	639

Weekly markets are held at Ramtek, Nagardhan, Maholi and Mansal within the group, not to mention the large well-known fair at Ramtek and a small fair held at Mansal.

7. Ramtek is chiefly remarkable for its temples and its pán-gardens, and the chief castes of its population are Brahmins and Barais. It has a Municipality, with an income of about Rs. 8,000, derived from Octroi, Conservancy and Miscellaneous sources.

Save for its exports of pán, which reach a very high figure annually, it is not of much importance as a trade-centre; it is declining somewhat in population, and the railway has diverted some of its trade. A certain amount of local trade follows on the number of persons who come as visitors and pilgrims to the well known temples, and the visitors to the annual fair are said to number from 40,000 to 1,00,000, but the town itself does not benefit from their visit very much, although the Brahmins and hangers-on of the temples no doubt reap a rich harvest at fair times.

About 50 malguzars of neighbouring villages reside in Ramtek, and it has its due share of money-lenders and persons who make a living by stirring up litigation. The town itself has rather a dirty and disreputable appearance, for which the crowds of monkeys, who break up the tiled roofs unmolested, are partly responsible.

Nagardhan a very old town has also a small fair of its own and a temple, and there are money-lenders' shops here, the chief non-agricultural population being Koshtis, with a good many Brahmins. It was once the head-quarters of a pargana.

8. As regards local markets the people are well off, and the other markets close at hand are Kodamendhi, Parseoni and Chachar; while Kamptee is 15 miles off from the southern villages. The group is traversed by the great Northern road to Seoni, and a metalled-road connects Mansal and Ramtek. There are numerous old tracks about, as will appear from the map,—short-cuts on the road to Seoni and from Ramtek to Kamptee. In respect of proximity to markets and prices, the group ranks after Chachar, though much inferior to it in fertility. The average standard of comfort outside the large villages is therefore lower than in Chachar.

9. The next subject to be treated is that of tenures, which are detailed in the usual table now given:—

1	Held by malguzars.				Held by malik- makbuzas.		Held by revenue- free grantees.		Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by held by ordinary tenants.		Held rent-free or by privileged tenants.		Total occupied area (to col. 6 of Statement V).	
	Sir.	Other than sir.	Total.	Area of total leased.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of hold- ings.	Area.	No. of hold- ings.	As grant from malgu- zar.	In lieu of service.			
	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	3,116-75	763-61	3,880-35	678-85	497	1,569-56	15	207-70	289	6,403-66	797	14,343-69	2,359-77	561	7,995-53	96-29	451-07	37,683-64
Percentages on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	10	...	...	...	...	...	...	17	...	38	...	...	21	...	...	...
Complete entries of last Set- tlement for cols. 4, 11, 13 and 16	3,720-51	...	3,720-51	...	...	1,213-77	...	727-22	...	7,114-46	...	7,135-62	...	...	12,387-84	...	444-49	32,793-81

The area of sir, it will be noticed, has declined, but with the addition of khudkasht proprietary cultivation slightly exceeds that of last Settlement, though it amounts to only 10 per cent—the large number of Brahmin proprietors accounts for this. Malik-makbuzas and revenue-free grantees hold about as much as in most average groups.

Absolute occupancy tenants hold 17 per cent, and the area held in this right has decreased by 10 per cent only, while the area held in occupancy right has doubled, and amounts to 32 per cent of the occupied area: about 6 per cent is held in ordinary rights by tenants having land in higher rights also, and only 21 per cent is made up of holdings held by ordinary tenants holding only in that right.

The average size of holdings is—

		Acres.
Absolute occupancy tenants	...	21½
Occupancy tenants	...	18
Ordinary tenants	...	14

But, including land held by them in ordinary right, the protected classes taken together hold 21 acres on an average per cultivating household, and the number of persons resident in Ramtek, Nagardhan, Patgowari, Maholi, &c., who hold land in several neighbouring villages is very considerable, so that there is absolutely no ground for anxiety on the ground that holdings are small.

The figures regarding tenures thus coincide with the conclusions drawn from the natural features, soils and crops of this tract, and confirm the impression that the group is one of fair average capabilities.

10. The proprietors of the group number only 78 persons, belonging to the following castes.

	No.		No.
Brahmins	39	Chitnavis	3
Kirars	9	Powars	3
Kalars	6	Komptis	3
Pardeshis	4	Others	11
		Total	78

The Brahmins hold 32 or half the villages, and in point of number show exactly half of the total proprietors, but included in others are two villages nominally belonging to temples, and these may be said to belong also to Brahmins: Kirars come next with seven villages: and the Powars and Chitnavis hold three each. These Powars, who have also some villages in the Dongartal group, hail from the Balaghat district, and are the only Powar proprietors in the group.

It is noticeable that Kuubis, Telis, Malis and Lodhis are not represented at all in the proprietary body of this Brahmin ridden group.

The only representatives of the wealthiest proprietors of the district are Ganpat Rao Ghatate and Gangadhar Rao Chitnavis and his brother.

The former owns shares in Maholi, Bondri and Borda, and the Waste Land plots of Mogra and Chorkumbhari; while the latter own only two small villages acquired by purchase.

Ganesh Dixit Upadhyaya and Vithal Rao Kalekar are also proprietors in this group, and some of the Brahmin money-lenders of Ramtek have acquired villages; the notorious Ramji Bendiya, Kompti of Ramtek, has two, and a Bania of Kampti has also acquired two; while two have been bought by Govind Rao, Pleader of Nagpur. The Ramtek Brahmins hold two, as also the chief-priest of the big Ramtek temple; while two—Patgowari and Kaotah—belong to Balkrishna Dattatray, a large landholder of the district.

All these proprietors are wealthy men, and the number of poor proprietors is very small; some of the Brahmins being in debt.

One-third of the whole number have been transferred since Settlement, but Brahmins have been displaced by Brahmins—the only exceptions being a Teli, some Gosains and a Maratha. On the whole, the proprietary body of the group is strong. The Kompti and some of the money-lenders are oppressive landlords, but the bulk of them are not actively mischievous.

The Powars are, I think, the only landlords who have effected any substantial improvements, in which their tenants share: the tank at Dongri being an especially fine one.

11. I now come to the tenants, of whom including the Barais there are 1,866 families. Castes and circumstances of The chief castes are—tenants.

	No.		No.
Kunbis ...	418	Gonds ...	43
Barais ...	385	Gowaris ...	32
Lodhis ...	221	Powars ...	22
Telis ...	186	Pardehis ...	23
Brahmins ...	122	Khatis ...	17
Mahars ...	118	Kachis ...	15
Kirars ...	60	Others ...	152
Malis ...	49		
		Total	1,863

Of the total, 1,356 or 72 per cent belong to the good cultivating castes of Kunbis, Telis, Lodhis, Malis, Barais, Kachis, Powars and Kirars.

Brahmins and Mahars account for 240 more, or about half the remainder; most of the former and some of the latter being substantial.

Amongst the others are of course included some well-to-do men—Sonars, Kalars, Banias, Telangas, Marathas and Mahomedans. Of course in the smaller and poorer villages less production means lower standard of comfort, and all castes alike contain well-to-do and poor; but the castes of the persons in whose hands the cultivation of a tract lies is an important consideration, and the castes enumerated above show that the tenantry of this group are a sturdy lot—not likely to desert their lands in the face of misfortune—nor easily discouraged by adverse seasons.

The Kunbis and Telis are just the ordinary lot always met with; on the other hand, the Lodhis do not seem quite so strong as usual; the Brahmins are nearly all persons resident in Ramtek or Nagpur, and include some money-lenders.

The Kachis are confined to Ramtek, and the Barais to Ramtek and Mansal.

The distressed state of the Mansal Barais, and indeed the whole question of 'bareja' assessments will form the subject of a separate note. The revenue paid by these unfortunate communities amounts to about Rs. 70 on the acre under pán—their few pán gardens contributing actually one-seventh of the total revenue of the group.

12. But the circumstances of the tenants may be better and more precisely understood from the classes of condition into which they have been divided. This classing is given below:—

Class.	Description.	Number.	Percentage.
A.	Well off and lending money or grain ...	97	5
B.	Well-to-do and free from debt ...	313	17
C.	Average men, with debts, but not as yet very deeply involved ...	1,217	65
D.	Deeply involved in debt with holdings mortgaged or very poor, and with very low standard of comfort ...	236	13
	Total ...	1,863	100

I do not set much store by the number of A class tenants in a group (many of them are money-lenders, who have ousted tenants), but I consider that B class men are the back-bone of an agricultural tract; while C is generally a good cultivator, in perhaps struggling circumstances, who with average luck will get no worse off than he is, and if he is never quite clear of debt—borrows and repays—and borrows and repays again.

13. The following table contrasting the tenants of the various groups of this tahsil, already disposed of, cannot fail to be of interest:—

Group.	Percentage of each class to total.			
	A.	B.	C.	D.
Tarasa-Khat	4	18	61	17
Kodamendhi	6	15	66	14
Chachar	4	16	65	15
Dahigaon	6	16	70	10
Ramtek (Under report) ...	6	17	65	13

In a group with a number of a 'rith' villages some tenants are classed twice over, but this would not affect the totals much, and might reduce B by 1 per cent perhaps, and raise D by 1 per cent. The figures generally support the theory that in the plain country there is little to choose on the average between tenants, the standard of comfort being rather lower in the poorer groups, but with fewer mortgaged holdings, because lands are less attractive to the money-lender.

Details of transfers show that 32 absolute occupancy holdings and 7 occupancy holdings have been transferred by sale in the past: the purchasers in several cases have been cultivators, but in the larger number have been malguzars or money-lenders. But the total number of transfers has not been at all alarming.

14 Rental arrears after the season of 1891-92, in which both sowing and cold-weather rains failed, amounted to Rs. 1,319, or to 4.8 per cent on the total rental.

In 39 out of the 63 villages there were no arrears at all, and the only villages in which arrears were large enough to warrant special notice, are the following:—

	Rs.	वसुधैव कुटुम्बकम्	Rs.
Bondri ...	340	Kandri ...	86
Borda ...	85	Khairi ...	74
Kumhari ...	70	Hamlapuri ...	86
Deori ...	57	Bhojapur ...	50

In Bondri the arrears are realizable, and are due to advantage being taken of a minor proprietor badly served by agents; in Borda it is made up of small items realizable, due to the poor season; in Kumhari the proprietor, a money-lender, mixes up debts and rents.

In Deori the tenant is an outsider, and the sum is deemed realizable; in Kandri arrears are made up of several items, due to poor harvests.

In Khairi Rs. 60 are due by a poor tenant, with an exorbitant rent, whose crops were seized by creditors, and Rs. 14 are disputed.

In Hamlapuri the arrears are due to poor harvests, and some rather high rents on indebted tenantry. In Bhojapur Rs. 20 of the Rs. 50 were due to a dispute, the balance being due by a D class tenant, whose crops had been seized by a money-lender.

It is then manifest that there are no widespread rental arrears, and that there are seldom more than three or four tenants in a village, who are backward with their payments; when creditors seize crops there must always be some cases of arrears, just as there must always be some dishonest or unfortunate men in a large body of tenants.

But, when it is remembered that arrears are seldom as much as they were last year, it is obvious that the existence of the sums stated afford no argument whatsoever that rents are generally too high.

15. It will, I think, be conceded that there exists in this group no reason why rents should not be raised up to the level, which rise in prices would more than justify, and which has been generally approved for the tahsil and district; and I will proceed therefore to state the facts and figures relating to rents-rates, assets and incidences, and then set out my proposals.

Rent-rates and rise in rents.

16. The figure showing the rise in the rent-rates, are as follows :—

Class.	Acceage rates.		Rise in rate per cent.	Actual payments.
	At former Settlement.	At Present.		
	Rs. a. p.	Rs. a. p.		Rs. a. p.
Absolute occupancy ...	0 11 7	0 12 2	5	4,861 10 4
Occupancy...	0 11 2	0 13 0	16	11,650 7 10
Ordinary ...	0 9 3	0 14 2	53	9,171 11 11
All-round ...	0 10 5	0 13 3	27	25,683 14 1
Occupancy-cum-ordinary ...	0 10 0	0 13 6	35	20,822 3 9

The past rise in rents has therefore been moderate, and the figures do not require much modification, for if the ordinary land includes some poorer land recently taken into holdings, still it has received some accession from both the occupancy land of last Settlement, and also from sir extinguished, which latter has received in place of its losses some of the old absolute occupancy land. On the whole then the real rise in the ordinary rate probably exceeds 60 per cent by very little, if at all.

There has been no serious rack-renting except in individual instances, and from personal motives for the most part.

A considerable area of sir is sub-let at over Rs. 2 per acre, or more than double the rate of any class.

17. I proceed to discuss incidences—leaving the question of assets to be considered last. Details of village incidences, are given in the usual table :—

Incidences.	No of Villages.
to 30 ...	1
30 to 40 ...	1
40 to 50 ...	5
50 to 60 ...	6
60 to 70 ...	14
70 to 80 ...	13
80 to 90 ...	6
90 to 100 ...	4
100 to 110 ...	5
110 to 120 ...	3
120 to 130 ...	3
130 to 140 ...	1
140 to 150 ...	1
150 to 160 ...	1
160 to 170 ...	1
170 to 180 ...	1
180 to 190 ...	1
190 to 200 ...	1
Total ...	63

Group incidence '88.

These incidences cover a considerable range, but three fourths of them lie between 60 and 120—a range commonly met with, and to be explained by differences in demand for land, past history, &c. There remain 7 incidences below 60, and 9 above 120, which call for some remark. The causes operating in the villages with incidences below 60, are that nearly all tenants are absolute occupancy tenants, holding on favoured terms, as in Panjra and Lohdongri, or that the villages are 'rith' or almost rith, with soils very much below average, e. g., Palsora, Panchpaoli, Nawegaon, Niharwani and Pendkapur.

Examination of unit incidences.

The villages with incidences exceeding 1·20, are either villages in which rents have been enhanced a good deal as in Khairi (14), Nawegaon (20), Bhondewari and Bijewara, or villages which form advantages of position or superiority of the land, pay at competition rents, and such as Maholi, with a market and productive land. Amgaon, which is practically part of Ramtek (incidence 1·68), and Ramtek Khas (incidence 2·00), all of which comprise instances of persons who holding land in several villages, prize especially the small holdings near their houses.

There is thus nothing to evoke much surprise or require much explanation in these incidences, and we do not find any such puzzling or inexplicable paradoxes, as are sometimes met with in the differences of rental pressure between village and village in some groups.

18. The class incidences are equally simple and straightforward, and I state them below, repeating the rise in rents that has taken place since last Settlement for facility of reference :—

Class.	Acreage rate.	Past rise.		Incidence.
		Rs. a. p.	Per cent.	
Absolute occupancy ...	0 12 2	5		·71
Occupancy ...	0 13 0	13		·82
Ordinary ...	0 14 2	33		1·11
All-round ...	0 13 3	27		·88
Occupancy-cum-ordinary ...	0 13 6	35		·93

Accepting the figures as they stand, the rates justified by the various classes, taking 50 per cent as the price enhancement, would be—

Absolute occupancy ...	1·05
Occupancy ...	1·05
Ordinary ...	1·08
All round ...	1·05
Occupancy-cum-ordinary ...	1·05

Of course, if the occupancy be compared with the occupancy-cum-ordinary of last Settlement, the rate indicated would be only ·95, but the area which has become occupancy includes of course some of the best of the old ordinary land and a little of the sir, so that perhaps the strict rate for the occupancy class would be 1·00. In particular villages provision is made for occupancy tenants by margins, so that I think the case for 1·05 is a very strong one. And 1·05 was the standard rate selected for the Dahagaon group, which adjoins this; while Chachar, which represents the more fertile part of the pargana, and that adjoining Kumptee, has a standard of 1·15. I accordingly propose 1·05 as the standard rate for the Ramtek group.

Details of village rates proposed.

19. The following are the village rates which are proposed, stated in tabular form :—

Rate proposed.	No. of Villages.
·65 ...	5
·70 ...	3
·75 ...	2
·80 ...	5
·85 ...	5
·90 ...	5
·95 ...	2
1·00 ...	6
1·05 ...	9
1·10 ...	5
1·15 ...	5
1·20 ...	1
1·25 ...	3
1·35 ...	3
1·40 ...	1
Total ...	63

The proposed rates fall as under—

Below the standard rate ...	37
Standard rate ...	9
Above standard ...	17

Three-fourths of the incidences lay between .60 and 1.20, and now three-fourths of the rates will fall between .85 and 1.15.

The low rates follow low incidences, small demand, and land below average; and the highest rates will be found in the finest and most fertile villages. Thus the rates of 1.35 are proposed in Maholi, Patgowari and Kaulakh; all fine villages, the latter being a suburb of Ramtek, and the highest rate of 1.40 is proposed in Ramtek Khas, and amounts to 53 per cent in excess of the standard rate.

The average of the rates proposed is only .96, but while the higher rate is to be found in the larger and finer villages, the average is lowered by low rates in a number of petty 'rith' villages, so that the real rate of the group will probably not be much below the standard rate.

20. The instructions recently issued about estimating the probable rent enhancement of the group reached me only when the bulk of the village notes had been completed. The deduced rents alone will be apt to be deceptive, for margins and cases where the proposed rent will exceed the deduced would have to be considered, and though I began to go over the villages again and make estimates, I abandoned this for this group, as time pressed.

These estimates will be framed for the four groups of Bhiugarh and Patansaongi, which have still to be disposed of.

I will, however, venture on a rough estimate of the probable rent enhancement which the proposed rates would bring out; allowance being made for margins.

This is my estimate—

	Per cent.	Rs.
Absolute occupancy ...	35	= 6,500
Company ...	22	= 14,200
Ordinary ...	5	= 9,700
All-round ...	18	= 30,400

This will raise the rent-rents exactly 50 per cent above the last Settlement rate.

21. I have lastly to consider the assets of the group. The assets at present, sir being valued at ryoti rates, are thus compared with the assets of the last Settlement :—

Assets, Past and Present.

Assets.	At former Settlement.	At Present.
	Rs. a. p.	Rs. a. p.
Cash ...	21,941 15 0	30,851 14 8
Value of Sir, &c. ...	2,682 6 8	4,009 3 8
Total ...	24,624 4 8	34,871 2 0

The increase in assets has thus been 42 per cent; made up of 14 per cent increase in the occupied area, and 27 per cent increase in the rent-rate. This would indicate a rise of 44 per cent, but the malik-makkenza revenue has only risen by .13 per cent, by muafi resumptions, so that the net increase is only 42 per cent,—still, however, a substantial rise for a group in this district.

22. The revenue as fixed at last Settlement was Rs. 19,139, falling at 77 per cent on the assets, exclusive of Siwai, but Rs. 2,750 of this is the revenue of the Ramtek 'bareja', and if this be excluded, the revenue as then fixed is Rs. 16,389. If a fair estimate be made of Sir and Siwai (some items of which have still to be finally decided upon with reference to accounts), I would put the probable revenue (again excluding the revenue on the Ramtek 'bareja') at from Rs. 22,500 to Rs. 23,000—a rise of from 35 to 37 per cent.

So far as I can say at present the reduction which I shall feel bound to recommend on the Ramtek 'bareja' revenue, will be substantial, and the net revenue enhancement will therefore be, the 'bareja' included, much below 35 per cent, and I should say only about 25 per cent, to be quite on the safe side, or in round numbers, the enhanced revenue will probably be about Rs. 25,000. There are a good many small estates, and in several the rise in assets has been large, so that the fraction over the group, as a whole, will probably not exceed about 56 per cent of the malguzari assets.

But the above estimate is a rough one, and I cannot pledge myself to its exactness.

23. In conclusion, as I have said, I think, all that it is necessary to say about the group, Concluding comparison with other groups of the tahsil. I will close with the usual comparison of the salient features of this group and the groups previously disposed of:—

Group.	Total area.	Percentage to —		Wheat land per cent to cultivated area.	Percentage to cropped area of —			Increase per cent.		Rent-rate per acre.	Rise since Settlement.	Unit incidence.	Standard rate.	Pressure of population.	
		Occupied area.	Cultivated area.		Wheat.	Juar & Juar-Tur.	Rice.	Occupied area.	Cultivated area.					On total square mile.	On cultivated square mile.
Terna-Khat	111	90	77	88	48	18	8	2	9	0 12 9	25	69	85	194	253
Kodamendhi	110	90	73	85.5	48	13	6	1	9	0 12 11	32	78	90	182	247
Chachar	110	91	81	83	41.5	23.5	1	4	7	1 1 8	20	94	1 15	190	232
Dabigaon	674	52	42	59	32	14	14	36	44	0 11 11	23	1 06	1 05	100	240
Ramtek (Under report).	834	70	67	70	34	24	11	14	14	0 13 3	27	88	1 05	237	450

NAGPUR :

Dated the 17th October 1893.

R. H. CRADDOCK,

Settlement Officer.

RENT-RATE REPORT FOR THE RAMTEK GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

—: 0 :—

No. C-419, dated the 27th October 1893.

Submitted to the Revenue Secretary to the Chief Commissioner.

Rice cultivation plays a part of some importance in the economy of this group, but the backbone of its agriculture is the growth of wheat. The wheat lands are generally of lighter soil than those in the more open parts of the district, but, owing possibly to heavier rainfall, they yield satisfactorily. The fact that the wheat crops here suffered last season very greatly from rust, is in itself a proof that the outturn would otherwise have been a heavy one. It is the thickest crops which are most affected when rust is prevalent.

2. There has been an increase of 15 per cent in the occupied area. Assets have risen by 42 per cent, mainly owing to the enhancement of the ordinary tenants' rent-rate by 53 per cent. But, as pointed out in submitting previous reports, the rental of ordinary tenants was greatly understated in the papers of last Settlement, and it is difficult to determine how far the enhancement is real. The rent-rate of occupancy tenants has risen by 16 per cent only: that of absolute occupancy tenants has remained practically unchanged.

3. The standard rate adopted is 1.05. The village rates proposed will, it is estimated, enhance the absolute occupancy tenant rental by 35 per cent, and the occupancy tenant rental by 22 per cent. These enhancements are decidedly not excessive. The village rates appear to have been fixed with much care, and subject to a few changes, I beg to recommend them for the Chief Commissioner's sanction.

4. Separate proposals will be submitted for the Settlement of the *pán* gardens at Ramtek, which are now held on malik-makbuza tenure at an exorbitant assessment.

नमः शिवाय

J. B. FULLER,

Commissioner of Settlements and Agriculture,

Central Provinces.

STATEMENT A.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
16 310	Hiura ...	129 8	66 1 3	195 9 3	90	4	199 0 0	64 14 0	263 14 0	68 4 9		18
17 312	Bhilewara ...	94 0	37 12 2	131 12 2	100	76	243 0 0	27 5 3	270 5 3	138 9 1	106	—15
18 313	Salaebardi ...	123 8	13 6 4	136 13 4	90	66	163 0 0	21 11 6	184 11 6	47 14 2	35	—1
19 314	Seneghat ...	115 8	3 2 10	118 10 10	90	76	175 8 0	9 7 4	184 15 4	66 4 6	54	16
20 325	Nawegaon ...	65 12	49 14 5	115 10 5	70	60	111 0 0	88 13 11	199 13 11	84 3 6	72	—2
21 203	Bhondewar ...	107 0	43 10 1	150 10 1	150	99	282 12 0	35 0 8	317 12 8	167 2 7	112	21
22 174	Mogra ...	...	...	...	...	...	16 0 0	...	16 0 0	16 0 0	...	...
23 202	Chorkumhari, (Wast Land Plot.)	...	...	...	...	...	218 0 0	...	218 0 0	218 0 0	...	...
24 202	Chorkumhari, (Malguzari.)	...	...	...	50	...	129 12 0	52 5 6	182 1 6	182 1 6	...	...
25 201	Dongri ...	44 0	9 1 1	53 1 1	54	102	160 0 0	138 7 0	298 7 0	245 5 11	402	86
26 200	Nihahi ...	47 0	31 9 8	78 9 8	150	190	213 8 0	85 9 4	299 1 4	220 7 8	278	107
27 332	Sonpur ...	133 4	54 9 2	187 13 2	105	56	202 0 0	87 0 3	289 0 3	101 3 1	54	15
28 327	Pendkapar ...	68 12	...	68 12 0	60	87	160 0 0	...	160 0 0	91 4 0	135	141
29 326	Chaugan ...	97 8	61 2 9	158 10 9	90	57	256 12 0	2 3 7	258 15 7	100 4 10	63	58
30 328	Rampuri ...	98 8	16 12 10	115 4 10	100	87	199 0 0	15 6 9	214 6 9	99 1 11	80	8
31 329	Piparia Peth, Mahal I ...	118 0	4 2 1	122 2 1	80	66	89 8 0	...	89 8 0	35 1 11	25	—6
	Do., do., II...						67 12 0	...	67 12 0			

STATEMENT A.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a.	Rs. a. p.	Rs. a. p.	Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
47	Huira ...	455 12	99 6 0	555 2 0	400	72	518 12 0	146 15 7	665 11 7	112 9 7	20	-1
319												
48	Kanlapur ...	315 12	52 13 10	368 9 10	250	68	539 8 0	65 1 0	604 9 0	235 15 2	64	-4
367												
49	Baildongri ...	215 4	68 14 0	284 2 0	185	65	317 8 0	36 10 1	354 2 1	70 0 1	25	5
368												
50	Bhagi ...	410 0	39 2 0	449 2 0	300	67	652 4 0	26 9 0	678 13 0	229 11 0	51	6
371												
51	Nagardhan ..	2,211 12	18 9 8	2,230 5 8	1,500	81	2,589 4 0	206 8 9	2,795 12 9	565 7 1	25	5
372												
52	Dudhala ...	243 8	45 4 11	288 12 11	200	70	360 0 0	50 6 1	410 6 1	121 9 2	42	2
373												
53	Seoni Joshi ...	111 8	25 6 5	136 14 5	90	66	93 0 0	98 9 2	191 9 2	54 10 9	40	-11
389												
54	Udapur ...	202 8	32 13 7	235 5 7	200	85	346 12 0	66 2 9	412 14 9	177 9 2	76	32
375												
55	Chichala ...	493 0	45 13 0	538 13 0	400	74	579 0 0	76 3 4	655 3 4	116 6 4	22	11
401												
56	Ghoti ...	101 12	20 10 7	125 6 7	80	64	202 4 0	8 14 2	211 2 2	85 11 7	69	44
400												
57	Hathaori ...	71 8	51 4 5	122 12 5	150	122	303 0 0	135 15 0	438 15 0	316 2 7	258	42
403												
58	Chakoi ...	123 8	10 6 8	133 14 8	110	82	160 8 0	22 11 3	183 3 3	49 4 7	37	83
404												
59	Hamlapuri ...	400 8	101 3 2	501 11 2	330	66	575 4 4	156 6 1	731 10 1	229 14 11	46	7
402												
60	Nandapuri ...	569 8	24 2 3	593 10 3	412	69	938 0 0	29 8 8	967 8 8	373 14 5	63	13
403												
61	Niharwani ...	130 8	2 14 1	142 6 1	80	56	211 0 0	19 4 10	230 4 10	87 14 9	62	15
407												
62	Lohdongri ...	251 0	63 9 3	314 9 3	200	63	360 0 0	128 7 8	488 7 8	173 14 5	55	23
406												
63	Panjra ...	53 0	...	53 0 0	40	75	53 0 0	...	53 0 0	...	...	16
408												
	GRAND TOTAL...	21,941 15	2,682 5 8	21,624 4 8	19,139	77	30,861 14 6	4,009 3 6	34,871 2 0	10,246 13 4	42	14

Chiebbhawan ...	{ Absolute occupancy ... Occupancy ... Ordinary	89-00	38 0 0	0 6 9	58-52	30 0 0	0 8 2	22	53
		276-40	149 0 0	0 8 8	339-86	287 0 0	0 13 6	56	77
		445-75	169 0 0	0 6 1	324-34	216 8 0	0 10 8	75	95
		812-05	356 0 0	0 7 0	722-72	533 8 0	0 11 10	69	82
Occupancy-cum-ordinary	All-round	722-15	318 0 0	0 7 0	664-20	503 8 0	0 12 2	74	84
		...	...	0 7 0	2-26	1 0 0	0 7 1	...	94
Ryoti Sir									
85									
1-05									
Do., Mahal I ...	{ Absolute occupancy ... Occupancy ... Ordinary	...	...	...	58-52	30 0 0	0 8 2	...	53
		...	...	...	59-75	97 0 0	0 13 9	...	78
		...	...	...	98-75	59 8 0	0 9 8	...	101
		...	...	...	247-02	166 8 0	0 10 9	...	78
Occupancy-cum-ordinary	All-round	...	...	...	198-50	136 8 0	0 11 7	...	86
		...	...	...	2-26	1 0 0	0 7 1	...	94
Ryoti Sir									
85									
1-05									
Do., do., II ...	{ Absolute occupancy ... Occupancy ... Ordinary	...	...	...	...	...	...	...	...
		...	...	...	94-05	71 0 0	0 12 1	...	75
		...	...	...	72-66	77 0 0	1 0 11	...	100
		...	...	...	166-71	148 0 0	0 11 1	...	87
Ryoti Sir									
85									
1-05									

This village situated on the Ramtek-Parsoni road, owned by the Brahmin proprietors of Ramtek, covers a large area, but is of rather uneven surface. Cultivation and waste are much intermixed: the best portion lying to the east on the Patgawari border. The bulk of the soil is morand II, and about 80 per cent is wheat land: luari also grows well, and this crop and wheat cover equal areas, while linseed takes third place. There are 22 tenants, of whom 14 are local and 8 come from Patgawari. Their castes are Kunbis 6, Mahars 6, Kirars, Gosains and Lodhis each three. They are classed as B 9 and C 13, and make a strong lot; the outsiders being specially good. There are no rental arrears. Rents are very low, and must have been extraordinarily so at last Settlement, but cropping is superior now, and holdings are better cultivated. Soil for soil, however, the land seemed rather below the average. Comparison is not easy, as much ryoti land has gone into sir, and ordinary rents of the last Settlement seem rather to low to be correct. Absolute occupancy rents point to 80, which would suit the occupancy class also, on strictest price grounds, but I think some leveling up would be fair, and accepting the occupancy-cum-ordinary incidence as a fair guide, I would adopt 85, and value the rather extensive sir at the standard rate of 1-05, as justified by ordinary rents in mahals I and II.

The mahal represents a third of the village, and 22 per cent is sir, the figures are in general accord with my proposals for the village as a whole. I propose 85 for ryoti, and 1-05 for sir.

The mahal belongs to Gopal Rao of Ramtek, and 81 per cent is sir. The same rates will prove quite suitable.

STATEMENT C.—Bamtek Group of the Bamtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1		3	4	5	6	7	8	9	10	11	12
3 212	Chichbhawan, Mahal III. (Contd.) <div>Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary</div>	r.	Rs. a. p.	Rs. a. p.	Acres. ... 156-06 152-23 308-99 308-99	Rs. n. p. ... 139 0 0 80 0 0 219 0 0 219 0 0	Rs. a. p. ... 0 14 3 0 8 4 0 11 4 0 11 4	... ... ... ... ...	... 78 87 81 81	... ... ... ... Ryoti 85 Sir 105	The proprietor here is a Brahmin lady. The figures are in accord with the proposals, on the whole. The mahal has the best of the land. There is not much sir, but I would adopt the same rates as in the other mahals. I propose 85, and 105 for sir.
4 211	Patgowari <div>Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary</div>	697-65 882-87 426-35 1,503-85 808-20 281-15	673 8 0 373 0 0 373 10 0 1,426 2 0 752 10 0 164 0 0	673 8 0 373 0 0 373 10 0 1,426 2 0 752 10 0 164 0 0	630-53 1,061-23 82-94 1,821-70 1,144-17 248-17	637 8 0 1,058 1 0 38 12 0 1,734 5 0 1,096 13 0 142 0 4	0 15 0 0 15 11 0 7 6 0 15 2 0 15 4 0 9 2	—3 2 —47 ... 3 4	89 99 275 96 101 63	... ... ... Ryoti 135 Sir (Sanctd. 190)	This is a fine large village east of Chichbhawan and west of Mansal, on the Seoni road. The bulk of the soil is morand II, in quality rather above the average. There is a good deal of waburi and pathar land interspersed about the village, but on the whole its lands are flat, and 730 acres of wheat, with 500 of jauri, 200 of linseed and 80 of cotton make up a good record of crops. The proprietor is a wealthy young Brahmin of Nagpur; owner of many villages. There are 93 tenants, of whom 79 are local. The outlanders are men of towns—for 6 are of Nagpur, 3 of Bamtek, 2 of Kamptee and 1 of Jabulpore. They include 35 Lodhis and 33 Kunbis, 7 Brahmins, 4 Mahars and 4 Kirars. They are classed as A, B, C, D, E and F (17 mortgages). The tenants are a strong lot, with a good standard of comfort, and only Rs. 9 rental arrears, but as a lot they are spoilt by indebtedness of the D tenants. The Lodhi tenants are quarrelsome and extravagant, while some rents are very high, and all round they are very unequal. Some old sir land has become ryoti land, and the newly occupied area is on poor soil. The ordinary incidence is high, merely because the ordinary land consists of poor soil, with a great deal of waste. Nearly all the absolute occupancy area of last Settlement con-

STATEMENT, C. - Ramtek Group of the Ramtek Tahsil, Nagpur District.-(Contd.)

Serial and Settlement Nos. of Village.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
7 209	Bondri	Absolute occupancy ...	71-03	73 12 0	1 0 7	59-74	62-12 0	2	94	1-05 Ryoti	represents the best of the old ordinary land, and fix upon a rate of 90 for this village; valuing the sir, which amounts to over 57 acres, at 1-10. This is a large village north of Kaotia, from which it is divided by hills, and hills also shut it in on the west, in which direction the soil is poor khardi and retari; in the centre is fair wheat land; the soil being again poorer near the village site on the east. Nearly half the cultivated area is morand li soil, but about a third of the whole is incapable of bearing wheat. Wheat and jvari each occupy about 35 per cent, and there is some linseed, tur and rice besides. The village houses look poor, and the standard of comfort seems below average. There are rental arrears of over Rs. 300, but the bulk of this sum is due by a well-to-do tenant, who has taken advantage of the minor proprietor, and the rest is also realizable. There are 27 tenants, of whom 24 are local. They include 18 Kumbas and 2 Brahmins, and are classed as A 1, B 2, C 20 and D 4, making thus just an average lot. The proprietors are as in Maholi. About 30 per cent of the occupied area is waste and fallow, and the newly taken up land is very poor beside the old fields. The real rise in occupancy rents has been 25 per cent; ordinary rents (which relate to 430 acres of new and poor land only partially broken) have in reality doubled. Occupancy rents afford the best guide and the safest, and point to 1-20, but a reference to the mahal details will show that while occupancy rents are low in mahal II, they are far higher than they should be in mahal I. The bulk of the occupancy holdings are situated in mahal II, and the rate which I would adopt is one which will suit them when compared with the occupancy-cum-ordinary rate of last Settlement.
		... Occupancy	133-87	114 12 0	0 13 9	317-98	279 4 0	2	1-08		
		Ordinary	236-70	145 8 0	0 9 10	498-64	367 4 0	20	1-34		
		All-round	441-60	334 0 0	0 12 1	876-36	709 4 0	7	1-16		
		Occupancy-cum-ordinary	370-57	260 4 0	0 11 3	816-62	646 8 0	13	1-18		
		Matik-makbuza	...	...	...	1-36	1 0 0	...	1-60
			

This will be the standard rate of 1-05, and even if these figures did not show that the standard rate was the most suitable one, I should be averse to exceeding it in this village.

This is the mahal of the Maratha minor. It contains no sir land, and has not its fair share of the good soil of the village, as supported by the fact that it has only 58 acres of wheat against 163 in the mahal of Ghatate, and while soils are poorer rents are higher, and the largest arrears accrue here. Some reduction and adjustment will certainly be necessary. I propose 1-05 as in the whole village, and would reduce rents where plainly excessive.

Garpat Rao Ghatate has secured here the best and the lowest-paying lands, so that he has gained by the partition, at the expense of the minor. I would of course adopt the standard rate of 1-05, which will be most suitable here, and I would value his sir, which exceeds 50 acres in area, at the rate of 1-25, as justified by the ordinary incidence.

This is a large village on the Sur river, north of Bondri; on the east it sends up a strip of land to the hills and forest, on the north of the group, while to the west it stretches away into the jungle tract at the edge of the group to the Chitrapur of the Bhugarh group. It is here that the Sur river emerges from the jungle, where it has its source. In the centre of the village, west of the river, there is some fairly good wheat and rice land near Sarakha, while that east of the Sur contains but poor land; wheat land being intermixed with poor soils. Altogether a little over half of the cultivated area is wheat land, about 40 per cent of which is under wheat. The chief crop of the village is, however, juar. A Brahmin lady of Nagpur owns half the village, and half belongs to Garpat Rao Ghatate. There are 52 tenants, of whom 15 are Ryoti and 37 are Sir.

considerations would dictate is 50, but a 100 would not be at all unfair for occupancy tenants. Ordinary land affords no help for the present. Ordinary area contains a large proportion of the newly occupied poor land. Sir is quite insignificant. I propose 1-00.

Do., Mahal I ...	{ Absolute occupancy ... Occupancy	...	...	...	12-17	7 0 0	0 9 2	...	...	...	...	...
		...	...	...	125-01	133 12 0	1 1 1	...	...	...	...	...
		...	...	...	331-31	254 0 0	0 12 3	...	...	...	...	...
		...	...	...	468-49	394 12 0	0 13 6	...	...	...	...	...
		...	...	...	456-32	387 12 0	0 13 7	...	...	...	...	...
Do., do., II ...	{ Absolute occupancy ... Occupancy	...	...	...	1-36	1 0 0	0 11 9	...	...	...	...	...
		...	...	...	47-57	55 12 0	1 2 9	...	...	...	...	...
		...	...	...	192-97	145 8 0	0 12 1	...	...	...	...	...
		...	...	...	167-33	113 4 0	0 10 10	...	...	...	...	...
		...	...	...	407-87	314 8 0	0 12 4	...	...	...	...	...
Borda	{ Absolute occupancy ... Occupancy	...	...	...	360-30	253 12 0	0 11 6	...	...	...	...	...
		...	...	...	419-37	314 0 0	0 12 0	...	...	...	...	...
		...	...	...	347-57	219 0 0	0 10 1	...	...	...	...	...
		...	...	...	600-52	318 0 0	0 8 6	...	...	...	...	...
		...	...	...	1,367-46	857 0 0	0 9 11	...	...	...	...	...
Do., do., III ...	{ Absolute occupancy ... Occupancy	...	...	...	948-09	537 0 0	0 9 1	...	...	...	...	...
	
	
	
	

1-05

1-05
1-25

1-00

Ryoti
Sir

STATEMENT C.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos. of Village.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
8 206	Bordā, Mahal I. { Occupancy { Ordinary { All-round ... Occupancy-cum-ordinary ...	Acres.	Rs. a. p.	Rs. a. p.	Acres. 226-73 155-53 289-28 671-54 444-81	Rs. a. p. 148 8 0 112 0 0 156 0 0 416 8 0 268 0 0	Rs. a. p. 0 10 6 0 11 8 0 8 9 0 9 11 0 9 8	...............	.56 .92 1.05 .78 .99	1.00	This mahal belongs to Ganpat Rao Ghate, and represents an approximate half of the village. Several absolute occupancy tenants hold occupancy and ordinary land also, and the village rate of 1.00 will enable very satisfactory adjustments to be made.
	Do., do., II ... { Occupancy { Ordinary { All-round ... Occupancy-cum-ordinary ...	Acres.	Rs. a. p.	Rs. a. p.	Acres. 192-64 192-04 311-24 695-92 508-28	Rs. a. p. 165 8 0 107 0 0 162 0 0 434 8 0 269 0 0	Rs. a. p. 0 13 9 0 8 11 0 8 4 0 10 0 0 8 7	...............	.74 .69 .95 .79 .83	1.00	The village rate of 1.00 will allow of satisfactory enhancement here of both the protected classes, and afford some levelling up of ordinary rents.
9 207	Sarātha ... { Occupancy { Ordinary { All-round ... Occupancy-cum-ordinary ...	Acres. 25-35 253-10 430-50 708-95 583-60	Rs. a. p. 43 0 0 254 10 0 253 4 0 550 14 0 507 14 0	Rs. a. p. 1 11 2 1 0 1 0 9 5 0 12 5 0 11 11	Acres. 23-88 545-60 352-77 922-25 898-37	Rs. a. p. 43 0 0 434 2 0 214 0 0 721 2 0 678 2 0	Rs. a. p. 1 12 9 0 13 7 0 9 8 0 12 6 0 12 1	6 —16 8 1 1	1.51 .82 1.04 .97 .90	1.10 (Sanctd. 1.05)	This is a large village lying along the foot of the hills, south of the great block of Government forest on the north of the group. It is situated north of Barda, and is a most substantial village. The northern part is hill and jungle, and the block at the foot of this has poor soil and ill-classed land. But away from the hills and along the Borda boundary, on the south, is excellent morand I soil, and the wheat and rice fields here seem extremely productive. The village site contains substantial houses; many tiled. The proprietor, who is mokasdag, is Ganesh, Upadhyā, of Nagpur, whose aunt holds for her maintenance. There are 37 tenants, of whom 32 are local and 2 of Nagpur. They include 13 Kumbis, 11 Gosains and 6 Mahars, and form a good lot—

STATEMENT C.—*Ramtek Group of the Ramtek Tahsil, Nagpur District.*—(Contd.)

Serial and Settlement Nos. of Village.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
11 311	Deori Mahal I. (Contd.) { Absolute occupancy Occupancy-cum-ordinary All-round	crops seized by the proprietors, the arrear hardly counts. On the figures as a whole, accepting the past rise, I would adopt the standard rate of 1.05, which is the rate suited to the occupancy tenants on price grounds. The proprietors hold 28 per cent, for which I propose the same rate. I have no remarks to offer. The rate of 1.05 will do.
		...	...	...	22.23	85 8 0	1 9 6	...	...	...
		...	...	...	33.07	52 0 0	1 9 2	...	1.04	...
		...	...	...	55.35	87 8 0	1 9 4	...	.94	...
Do., do., II.	{ Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	1.05	I have no remarks. The village rate of 1.05 will do.
		...	...	...	42.35	31 8 0	0 11 11	...	...	...
		...	...	...	47.41	33 0 0	0 12 10	...	.98	...
		...	...	...	89.76	69 8 0	0 12 5	...	.98	...
Do., do., III.	{ Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	1.05	As above.
		
		...	...	...	32.51	62 0 0	1 14 6	...	1.29	...
		...	...	...	32.51	62 0 0	1 14 6	...	1.29	...
Do., do., III.	{ Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	1.05	As above.
		
		...	...	...	32.51	62 0 0	1 14 6	...	1.29	...
		...	...	...	32.51	62 0 0	1 14 6	...	1.29	...

12

309

Kandri

{ Absolute occupancy ...
 { Occupancy ...
 { Ordinary ...
 All-round ...
 Occupancy-cum-ordinary ...

314-23	330 10 0	1 0 10	258-09	292 7 4	1 2 2	8	80
169-86	167 0 0	0 15 9	473-26	420 9 4	0 14 3	-10	87
305-66	220 10 0	0 11 7	318-93	254 13 4	0 14 3	23	1-00
789-75	718 4 0	0 14 7	1,050-22	998 0 0	0 15 2	4	88
475-52	387 10 0	0 13 1	772-19	705 6 8	0 14 3	9	92 (Sanctd. 1-05)

This is a large and substantial village south of the last, and lying across the Seoni road, north of Munsal. Except for the rocky land to the south, the surface is for the most part flat: there is good rice land, both irrigable and unirrigable, and the wheat fields to the north lying on morand I and II soils, are above the average of the tract. Wheat, which covers more than half the wheat land, is the chief crop, closely followed by juari-tur, and after them is rice, covering about 200 acres: linseed being the only other crop of importance. The proprietor is Balwant Rao Chitnavis of Nagpur, who owns many villages. There are 54 tenants, of whom about 48 are local. They comprise 13 Kumbis, 8 Mahars, 8 Lodhis, 3 Brahmins, &c., and are classed as A I, B 3, C 42 and D 8 (4 mortgages), so that they make a fair lot, with a good deal of debt, but not a very low standard of comfort. Arrears of Rs. 86 had accrued after the bad harvest of 1891-92. The rate which both the protected classes point to is 1-20. This will be a little high for ordinary tenants, whose land includes a great deal of poor land occupied in recent years, but, on the other hand, they hold some abandoned absolute occupancy land, and also some land on which sir rights have been lost, and on the whole, I would take 1-15 as my rate, which will give adequate enhancement of protected rents. I propose 1-15 both for ryoti and sir. The excellent position on the main road occupied by the village and its rather superior lands fully justifies the standard rate being exceeded.

13

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Munsal

{ Absolute occupancy ...
 { Occupancy ...
 { Ordinary ...
 All-round ...
 Occupancy-cum-ordinary ...

48-25	20 4 0	0 6 9	9-67	2 12 0	0 4 7	-32	19
319-17	204 12 0	0 10 3	458-22	367 4 0	0 12 10	25	68
2-1-00	230 0 0	0 12 3	288-62	261 8 0	0 14 6	18	93
688-32	455 0 0	0 10 11	756-51	631 8 0	0 13 4	22	76
620-17	434 12 0	0 11 3	749-81	628 12 4	0 13 6	20	77

This large and well known village, on the Seoni road, is situated about fourteen miles from Kamptee, and is very favourably placed, south of the first hills met with on the journey to Seoni. A considerable area is situated under the 'bund' of the fine tank, from which rice and pan are irrigated, and irrigation from this tank might be further extended. The lands are generally fat and good, but the soils are hardy up to the

growers, separate proposals will be submitted. They surely need relief. There is lots of morand II soil on the village, and wheat is by far the chief crop: the next crops being juari, linseed and rice, the latter very good. The proprietor

STATEMENT C.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos. of Village.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acrea.	Rs. a. p.	Rs. a. p.	Acrea.	Rs. a. p.	Rs. a. p.				
14	Khairi	128-51	92 0 0	0 11 5	128-96	94 0 0	0 11 8	2	1-02		<p>This is a small village east of Munsal, just south of the road from Munsal to Ramtek. To the north is rice land, irrigated from tanks, on khairi soil; the southern portion being also poorish wheat land, on khairi. The chief crops are rice, wheat, jowar, ragi, and linseed in the order mentioned. The proprietor, a wealthy Kirar, has extorted exorbitant rents from some of the tenants, who are like their houses, a poor lot. They number 12, including 5 Kirars, 4 Mahars, 2 Kunbis and a Gond, and are classed as C 8 and D 4. Rental arrears amounted to Rs. 74, of which Rs. 14 were disputed, and Rs. 60 are due by a Mahar, whose crops were seized by his creditors. The poor man's rent is most exorbitant. I would give liberal reductions</p>
	(Absolute occupancy ...)										
	Occupancy ...	83-07	48 8 0	0 9 3	142-33	143 0 0	1 0 1	74	1-56		
	(Ordinary ...)	49-49	26 0 0	0 8 5	103-78	168 0 0	1 9 11	208	2-20		
	All-round ...	261-07	166 8 0	0 10 2	375-07	405 0 0	1 1 3	70	1-66		
330	Occupancy-cum-ordinary	132-56	74 8 0	0 9 0	246-11	311 0 0	1 4 3	125	1-85	1-25	

STATEMENT C.—Ramtek Group of the Ramtek Tahsil, Nagpur District—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.				AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Acres.	Rs. a. p.	Rs. a. p.	Rs. a. p.				
1	2	3	4	5	6	7	8	9	10	11	12	
17 312	Bhilewara ... { Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	51-30 14-45 140-50 212-25 180-95 ...	40 8 0 6 0 0 47 8 0 94 0 0 53 8 0 ...	0 12 8 0 6 8 0 5 2 0 7 1 0 5 4 ...	50-43 100-78 90-72 241-93 191-50 400	40 8 0 67 0 0 133 8 0 241 0 0 200 8 0 2 0 0	0 12 10 0 10 8 1 7 6 0 15 11 1 0 9 0 8 0	1 60 355 125 214 ...	69 82 1-18 95 103 40	1-00		This is a very small village south of Khumari, from which it is divided by the Sur river: it is east of Hura. There is some really good morand soil in the centre of the village, but the southern portion is all rocky and poor. Juari mixed with tur is the chief crop, and wheat and linseed together occupy an area about equal to it. The village site is just fair in appearance and nothing more. The proprietor is Govind Rao, pleader, and there are 22 tenants, of whom 18 are local—Kunbis number 15 and Mahars 2. They are classed as A 1, C 19 and D 2; just a fair lot, and there are no arrears. Absolute occupancy rents would justify the adoption of the standard rate of 1-05, which is also suitable on general grounds, but occupancy rents seem to have risen so much that this rate would on the figures be too high for them. Ordinary rents at last Settlement were, however, so exceedingly low that the strict 50 per cent limit would be too little in their case. Further, their incidence is lowered by a low rent paid by a pleader on good land. I would therefore adopt 1-00. Sir is of too small extent for a separate rate.
18 313	Salaehadi ... { Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy-cum-ordinary ...	69-00 61-10 190-45 320-55 251-55	30 8 0 42 8 0 50 8 0 123 8 0 93 0 0	0 7 0 0 11 2 0 4 3 0 6 2 0 5 11	65-39 204-14 68-93 338-46 273-07	30 0 0 99 4 0 33 12 0 163 6 0 133 0 0	0 7 4 0 7 9 0 7 10 0 7 8 0 7 10	5 —31 84 24 32	53 73 90 71 76	.85 (Sanctd. .85) 1-00 (Sanctd. .85)		This is a poor village, owned by the same pleader as Bhilewara, which it adjoins, being quite adjacent to the village site. There is some good rice land, and some wheat fields on khardi soil on the east, but to the south the land lies high, and is of no depth, being poor khardi and retari for the most part. There are 27 tenants, of whom 23 come from the parent village of Bhilewara, and 20 are Kunbis; their classes being A 1, C 25 and D 1; a fair lot, as in that village. Rents are light, and there are no arrears. Occupancy rents, compared with the occupancy-cum-ordinary of last Settlement justify .85, on price

STATEMENT C.—Bamtek Group of the Bamtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.				At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.					
1	2	3	4	5	6	7	8	9	10	11	12	
26 — 200	Nihabi	...	...	...	...	...	...	...	...	...	...	...
27 — 332	Sonpur	...	...	...	...	...	...	...	...	...	...	...


mary right also. As the proprietors have advanced the village so materially, I would not raise the rate for sir. Some enhancement on account of landlords' improvements will be necessary here.

A small village east of Dongri on the fringe of the Government forest. To the north is jungle, and on this side scrub and cultivation are intermixed; there are some good wheat fields on the southern side on morand II and khardi soil, and wheat covers more than half the cultivated area, or five times as large an area as any other crop: next come rice, juar and linseed. The local village consists of a few huts only, and the tenants are chiefly from outside. The proprietors are Kirars, cultivating 26 per cent. There are 19 tenants, all but 6 being from neighbouring villages. They include 6 Kurbia, 3 Kirars, 3 Mahars, 2 Powsars, 2 Telia, 2 Gondes, &c., and are classed as A, B and C*17; a fair lot, with no rental arrears. The village has greatly developed, for assets have nearly quadrupled, and cultivation has doubled. Judging by the revenue fixed on the other assets, ordinary rents must have been concealed at last Settlement. All tenants are ordinary, and there is not a case for enhancement, but I would certainly adopt .85, as in Dongri as a guide for levelling up. Some nominal rents lower the incidence.

This is a very small village south of Nihabi owned by Ganesh Dixit Upadhiya. Nearly all the land is wheat land of an inferior kind of morand II, with khardi, gobari, and wheat covers 60 per cent; most of the rest being under lused, with but very little juar. This cropping bears out what the villagers say that they suffer a great deal from rust, and that the soil is too moist for kharif crops. There are 16 tenants—7 local, 7 of Pandkapanand 2 of Nagpur.

A small and poor village south of Sonpur on the Sur river. The northern fields contain some poorish wheat land and a little rice land, but the southern portion is nearly all khadi mutafarikat. Juari is the chief crop, and wheat and rice come next. Cultivation has extended a great deal over the poor lands to the south, and on the old lands wheat has replaced juari, and rice is a new crop in this village since last Settlement. The cropping has thus improved since then; while the rental then fell at Rs. 0-8-11 on the cropped acre, the rental now falls at Rs. 0-9-0 only, so that practically there has been no rise at all. The proprietor is the same as in Sonpur: the tenants number 18, of whom 9 are local, and 7 are of Sonpur; they include 9 Kumbhars, 7 Mahars and 2 Brahmins, one each from Nēgpur and Ramtek. They are classed as A 1, B 1, C 14 and D 2, and are thus a fair lot; and have no rental arrears. Nearly all the occupancy tenants hold land in ordinary right, paying nominal rents for their occupancy holdings. By far the best course therefore is to base a rate on all-round rents, which we have seen have practically not risen at all on the cropped area. If we took the full enhancement, we should take a rate of '85, but to be on the safe side, I would only take '80. There is no sir. Occupancy rents will be dealt with by adjustments.

This is a small village west of Pendkapur on both sides of the river Sur. The best land in the village is a small block of irrigable rice land near the village site, and there are poorer wheat fields on khaddi soil scattered over the surface of the village. On the river side is a great deal of poor non-wheat-bearing khaddi and retai. Wheat, rice and juar are, however, the chief crops. The village belongs to a Brahmin lady of Nagpur, and there are 23 tenants, of whom 12 are of Kuntel, and only 1 is local. They consist of 6 Kuntel, 5 felis, 2 Koshtis, &c., &c., and are classed as A 3, B 3, C 15 and D 2. They thus make a good lot; only Rs. 16 being in arrears, and most of them have land in several



सत्यमेव जयते

STATEMENT C.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	e of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present average incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Ra. a. p.	Ra. a. p.	Acres.	Ra. a. p.	Ra. a. p.				
30 328	Rampur	{ Absolute occupancy { Occupancy ... { Ordinary	32-63	17 0 0	0 8 1	32-09	17 0 0	5	41		<p>villages. No accurate comparison of rent-rates is possible for the ryoti land has received all the sir of last Settlement, 160 acres, and the addition of new land is of not much importance. Within the area occupied, however, there has been a large extension of cultivation, and on the cropped area the incidence of the rental has risen by 5 per cent only. But with such changes in areas and statistics of crops, which are incorrect, I would accept the occupancy-cum-ordinary figures as a fairly safe guide, and would adopt a rate of '80, allowing margin to the two absolute occupancy tenants. There is no sir.</p> <p>This is a small <i>riti</i> village south-east of Chaugan on the Sur river, adjoining Kaulakh. Its fields lie barely two miles from Ramtek. The surface is flat, consisting chiefly of wheat land, of rather poorish <i>worand</i> 11: there is some poor land on the west, and a little rice land on bardi soil lies to the north-west on the Chaugan border. Wheat is the chief crop, covering 55 per cent of the cropped area, and <i>juari</i> and linseed come next, along way behind it in importance. The proprietor is one of the Ramtek priest-set, and the 9 tenants are all of Ramtek. They include 6 <i>Talis</i>, and are classed as A 1 and C 8: a fair lot, with no rental arrears. The occupancy holding of last Settlement continues, therefore about 32 acres of the old ordinary land have been added, so that the occupancy rate represents a rise about 50 per cent. Ordinary rents were abnormally low at last Settlement for fields so near Ramtek, and the present all-round incidence may be accepted for levelling up. The absolute occupancy area is too small to be much regarded, and there is no sir to speak of. I propose '80.</p>
			28-38	23 0 0	0 13 0	61-78	59 0 0	17	82		
			119-75	68 8 0	0 7 10	105-80	115 0 0	122	94		
		All-round Occupancy-cum-ordinary Malik-makhuza	181-76	98 8 0	0 8 8	199-67	191 0 0	77	81		
			148-13	81 8 0	0 8 10	167-58	174 0 0	88	90		
			...	...	...	16-62	8 0 0	...	56	

This small village lies at the foot of the Ramtek range to the north, and is quite close to Ramtek. The soil is thin and poor near the hill, but away from them are a few fields of khardi gohari, and some fields of rice land, of which a portion is irrigated from a tank. The proprietors are the same as in Kaulakh and other villages. Wheat, rice and jauri are the chief crops. There are 12 tenants, of whom 10 are of Ramtek and 2 of Kaulakh. They include 6 Brahmins, 2 Telis and a Kosbi, and the classes are A 1, B 2, C 6 and D 3; a fair lot. There are no rental arrears. Taking occupancy rents as the stand-point, I would propose '90, which accords very well with both the all-round and occupancy-cum-ordinary figures.

The village rate of '90 should prove suitable here: the ordinary lands include a great deal of fallow.

The village rate of '90 will suffice here also, as it suits the occupancy class, which is the most important.

This village adjoins Ramtek on the north: it has some excellent double-cropped rice land, most of which is irrigable; while to the north and east is flat land morand II and khardi gohari, of good quality, producing wheat, which crop covers about 53 per cent of the cropped area: rice also grows on nearly 100 acres. The village site is a large and substantial one, and it is really a suburb of the town of Ramtek. The village belongs to Brahmins, who own many villages hereabouts. The 37 tenants all live in Ramtek: the suburb of Kaulakh being inhabited chiefly by a non-agricultural population. The tenants include 9 Telis, 5 Brahmins, 5 Kunbis, 5 Kachis, and several other castes. They are

Papariapam	Absolute occupancy ... Occupancy ... Ordinary	31-30	12 0 0	0 6 2	35 69	10 0 0	0 4 6	-27	-35
		143-75	57 0 0	0 6 4	120-25	54 0 0	0 7 2	13	-61
		51-50	13 0 0	0 4 0	79-73	54 0 0	0 10 10	171	1-62
		226-55	82 0 0	0 5 9	235-67	118 0 0	0 8 0	39	-78
		195-25	70 0 0	0 5 9	199-08	108 0 0	0 8 8	51	-88
		74-00	36 0 0	0 7 9	75-23	39 4 0	0 8 4	8	1-28
Do., Mahal I...	Absolute occupancy ... Occupancy ... Ordinary	...	...	...	...	...	...	...	...
		...	...	...	43-70	15 0 0	0 5 6	...	-62
		...	...	...	67-78	41 0 0	0 9 8	...	1-73
		...	...	...	111-48	56 0 0	0 8 0	...	1-17
		...	...	...	111-48	56 0 0	0 8 0	...	1-17
		...	...	...	66-55	33 8 0	0 8 1	...	1-50
	
		...	...	...	35-70	10 0 0	0 4 6	...	-32
		...	...	...	76-53	39 0 0	0 8 2	...	-61
		...	...	...	11-35	13 0 0	1 1 5	...	1-06
Do. do., II...	Absolute occupancy ... Occupancy ... Ordinary	...	...	...	124-29	62 0 0	0 8 0	...	-57
		...	...	...	88-50	52 0 0	0 9 5	...	-68
		...	...	...	9-08	5 12 0	0 10 2	...	-70
	
		132-52	154 0 0	1 2 7	139-28	154 0 0	1 1 3	-5	1-14
		227-40	222 8 0	0 15 8	454-61	438 8 0	0 15 7	-2	-92
		261-28	249 0 0	0 15 3	52-36	47 0 0	0 14 4	-6	1-24
		621-20	625 8 0	1 0 1	646-25	639 8 0	0 15 14	-2	-90
		488-68	471 8 0	0 15 5	506-97	485 8 0	0 15 4	-1	-95
		...	...	...	26-11	19 3 0	0 11 5	...	-99
Kaulakh	Absolute occupancy ... Occupancy ... Ordinary	...	...	...	...	...	...	...	...
	
	
	
	
	
	
	
	
	
Do. do., II...	Absolute occupancy ... Occupancy ... Ordinary	...	...	...	...	...	...	...	...
	
	
	
	
	
	
	
	
	

1-35
(Sanctd. 1-20)

STATEMENT C.—Ramtek Group of the Ramtek Taluk, Nagpur District.—(Contd.)

Serial and Settlement Nos. of Village.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
37	Amgaon Mahal I (Contd.)	9-30	12 0 0	1 4 8	...	2-34		1. &c. They are classed as A 2, B 3, C 6 and D 1; a strong lot. There are Rs. 41-8-0 in arrears in both the mahals. There has been a rise of about 50 per cent in occupancy rents, and as the other rents relate to small areas in a village, which to all intents is part of Ramtek. I would disregard them, and select 1-25 to level up rents to. There is no air. This mahal belongs to the temple. High rents on small rice lots have raised the ordinary incidence. The village rate of 1-25 will prove suitable.
363	Occupancy-cum-ordinary	...	...	...	76-33	52 4 0	0 10 11	...	1-29	
	...	...	...	...	12-76	26 8 0	2 1 3	...	4-76	
	...	...	...	...	98-39	90 12 0	0 14 9	...	1-77	
	...	...	...	...	89-09	78 12 0	0 14 2	...	1-71	
	Do, do., II.	1-25	Mahal II.—This block of land was assessed along with Sangrampur, a village belonging to the same proprietor Munglal, Marwari. It is quite separate from Sangrampur, and does not even adjoin it at all, and so I have declared it a mahal of Amgaon to which mauzah it belongs. There are only three holdings, and the village rate of 1-25 will be quite suitable.
	Occupancy	...	...	...	22-84	18 0 0	0 12 7	...	1-17	
	...	...	...	...	31-86	30 0 0	0 15 1	...	1-90	
	...	...	...	...	54-70	48 0 0	0 14 0	...	1-54	
	...	...	...	...	54-70	48 0 0	0 14 0	...	1-54	
38	Rampur	76-25	56 0 0	0 11 9	79-98	56 12 0	0 11 4	—4	86		This small village lies south of the Ramtek range and east of Amgaon; it is flat, but its soil is poorish khadi gohari, and some inferior morand II in the north: it is quite close to Ramtek. Rice is grown on 22 acres; while juar, linseed and til cover 39 per cent. The proprietor is a Brahmin widow of Ramtek. There are 19 tenants in all, of whom 16 are from Nawargaon—Kunbis 14, Mahars 2 and Gond, Brahmin and Bairagi 1 each. The classes are B 10 and C 9; a good lot. Rs. 9-8-0 are in arrears. The absolute occupancy area
362	Occupancy	16-80	9 0 0	0 8 7	113-40	93 0 0	0 13 1	52	99		
	...	205-65	105 0 0	0 8 3	120-81	148 0 0	1 3 7	137	1-08		
	...	298-70	171 0 0	0 9 2	314-19	297 12 0	0 15 2	65	1-00		
	...	222-45	115 0 0	0 8 3	234-21	241 0 0	1 0 6	100	1-04		
	Malik-makbuza	14-60	7 12 0	0 8 6	14-90	7 12 0	0 8 4	—2	37	1-06	

remains unchanged, and a good deal of the old ordinary area has become occupancy. It is therefore necessary to compare the occupancy rents with occupancy-cum-ordinary of last Settlement, showing a rise of about 55 per cent. This would justify a rate of 1.00. As, however, the absolute occupancy class will be escaping rather lightly, I would adopt the standard rate of 1.05, which is assuredly low enough in the immediate vicinity of Kamtek.

This small and poorish $\frac{1}{2}$ village lies close to Kamtek and south of Amgaon. The soil is chiefly morand 11 gohari, of inferior quality: there is some irrigated rice land towards the Panchpaoli tank, which covers 102 acres; while rice occupies only 15 acres. The proprietor is a Brahmin of Kamtek, who also owns Lohara and Peotba in the Tarsa group. There are 8 tenants in all, all of whom come from Kamtek—Tels number 6, Kanbi 1, &c. They are classed as B 1 and C 7; an average lot. They have lands in neighbouring villages. Rents are very low, but have apparently risen largely. There are no rental arrears. Assets have risen by 65 per cent, while cultivation has gone up by 15 per cent only. The nominal ordinary rents of last Settlement may be rejected, as having no bearing on what rents should be now, for what is all wheat land, and the lowest rate which I should feel justified in proposing, is .70, which will give adequate enhancement of protected rents, and leave ordinary rents alone. There is no sir.

This is a small but rather good village south-east of Navagaon. It contains an area of morand 11 on the north and east, of fair quality; the south-west is khardi and good deal of irrigated rice land. The chief crops are wheat, rice, linseed and rengna. The village site is a fair one, looking fairly comfortable and prosperous. The proprietors are Marwaris of Chachar. There are 24 tenants, of whom 22 are local. They include Kunbis 14, Mahars 7, Brahmins 2, &c. The classes are A 1, B 11, C 9 and D 3; a strong lot. They cultivate land in several neighbouring villages. A grain-rent of 3 khandis, valued at Rs. 80, is in arrears. The rents are not at all high, but have risen by about 50 per cent. The absolute occupancy area remains unchanged, but the malguzar has enhanced them by about Rs. 15. Of the nine occupancy tenants of last Settlement eight continue. The absolute occupancy rents justify a rate of .75, and though this is rather high for the occupancy class, still their rents were so preposterously low at last Settlement that it would be folly to attach much weight to them. I propose .75, leaving fair margins to occupancy tenants. For a village with goodish land, and a position so near Kamtek, this rate is really absurdly low. The sir area is too small for a separate rate.

89	Navagaon	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	181-35	80 8 0	0 7 1	97-82	60 0 0	0 9 10	82	45
			...	...	...	63-72	39 8 0	0 9 11	...	51
			57-02	11 0 0	0 3 1	52-42	50 0 0	0 15 3	395	79
			238-37	91 8 0	0 6 2	213-96	149 8 0	0 11 2	81	54
			57-02	11 0 0	0 3 1	116-14	89 8 0	0 12 4	300	64
40	Sangrapur	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	185-35	105 8 0	0 9 1	185-29	123 3 0	0 10 5	15	55
			189-45	52 8 0	0 4 5	221-47	124 3 0	0 9 0	104	52
			310-25	41 8 0	0 6 1	171-69	145 12 0	0 9 10	62	77
			485-05	199 8 0	0 6 7	578-4	350 8 0	0 9 8	47	60
			299-70	94 0 0	0 5 0	393-16	229 15 0	0 9 4	87	61

STATEMENT C.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
41 375	Chakurda { Absolute occupancy ... Occupancy ... Ordinary ... All round ... Occupancy-cum-ordinary ... Malik-makhuza ...	Area. • 30.75 88.85 161.05 275.65 247.90	Ra. a. p. 24 0 0 59 0 0 140 0 0 193 0 0 169 0 0	Ra. a. p. 0 12 6 0 10 10 0 10 11 0 11 1 0 10 11	Acres. 28.4 154.85 85.10 268.35 239.95 7.45 ...	Rs. a. p. 24 0 0 115 0 0 110 0 0 219 0 0 226 0 0 4 0 0 ...	Rs. a. p. 0 13 6 0 11 11 1 4 8 0 14 10 0 15 1 0 8 7 ...	8 10 89 34 38......	.67 .56 1.01 .71 .74	80 1.05 Sir	This is a small village east of Sangrampur. The western half is rice land, with a few baris round the village site, and the eastern side is morund II of somewhat inferior quality of this tract. Wheat covers about 33 per cent; then follows rice, and quarter of about equal importance. The proprietor is Balakrishna Datatraya, who owns Patigowari and several other villages. There are 12 tenants, of whom 9 are local and two of Ramtek. They include Lodhis 4, Mahars 4, Kunbis 3, &c., and are classed as A 1, B 2, C 3 and D 6; a poor lot. Rents have risen, but they are still rather low. There are no rental arrears. Assets have risen by 34 per cent, and cultivation has increased by 17 per cent. Of the three occupancy tenants of Settlement two continue, and much of the ordinary area has been added to occupancy. Occupancy rents have risen about 10 per cent, and justify on price grounds a rate of .80. Absolute occupancy rents will escape, but are of little importance. I propose .80. I would value the soil, amounting to 23 per cent, at 1.05, the standard rate.
43 364	Panchpadi { Absolute occupancy ... Occupancy ... Ordinary ... All round ... Occupancy-cum-ordinary ...	Area. 47.00 90.40 29.40 166.80 119.80 ...	Ra. a. p. 20 0 0 31 8 0 13 0 0 64 8 0 44 8 0 ...	Ra. a. p. 0 6 10 0 5 7 0 7 1 0 6 2 0 5 11 ...	Acres. 50.32 118.93 27.39 196.64 146.32 ...	Rs. a. p. 20 0 0 44 8 0 18 0 0 82 8 0 62 8 0 ...	0 6 4 0 5 11 0 10 6 0 6 9 0 6 10 ...	-7 6 48 9 15 ...	40 .42 .87 .46 .49...	.65	This is one of the poor <i>ritik</i> villages round Ramtek. To the south there is a large tank. The soil is nearly all poor khadi, a portion of which grows wheat. Wheat and lined cover nearly equal area, and rice is next in area. The minor son of a Brahmin is the proprietor. There are 5 tenants, of whom 3 come from Ramtek and 2 from Manapur. They include Kunbis 3, Teli and Mali one each, and all of them belong to C class. There are no rental arrears. Assets have risen by 28 per cent, and cultivation has increased by 38 per cent. The

STATEMENT C.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
45 329	Bijewara { Absolute occupancy { Occupancy ... { Ordinary All-round Occupancy-cum-ordinary Malik-makbuza ...	Area. 3870 6525 21282 31677 27807 ...	Ra. a. p. 31 8 0 51 0 0 99 0 0 181 8 0 150 0 0 ...	Ba. a. p. 0 13 0 0 12 6 0 7 6 0 9 2 0 8 0 ...	Area. 1607 9436 34033 45076 43468 9232	Ra. a. p. 17 0 0 78 0 0 410 0 0 505 0 0 488 0 0 37 0 0	Ba. a. p. 1 0 11 0 13 3 1 3 3 1 1 11 1 2 0 0 6 5	30 6 157 95 108 ...	1.18 .95 1.46 1.34 1.34 .49	11 1.05 1.35 Ryot Sir	This is a considerable village west of Bhojapur and adjoining Khairi near Mansal. The lands are sloping and stony, but produce wheat, and but for one large field of morand II are classed as khairi gohari. Wheat is the chief crop, and covers 33 per cent; juar-tur coming next in importance, after which are rengru, linseed and til. The local houses are not up to much, and the best tenants are those who come from outside. For its soils and position the village lands would seem to be rather productive. The Kirar proprietor owns Hamlapuri of this group. There are 17 tenants, of whom only 7 are local, and 8 are of Hiura. They include 8 Kirars, 4 Kumbis, 3 Mahars, &c., and are classed as A 3, B 1, C 14 and D 2. The A are all of Hiura, so that the local men are only just the average lot. Rents have risen very largely, and are fairly high, but arrears are trifling. Some sit land has become ryoti, and new land has been occupied; it is therefore almost impossible to compare class with class. But on the all-round figures the incidence at last Settlement must have been about .70, which would justify the standard rate of 1.05, on the strict 50 per cent enhancement. I would therefore adopt the standard rate for levelling up purposes. The proprietor takes the rent out of his ordinary tenants, and I would value the sir at the ordinary all-round rate of 1.35.
45 318	Hiari { Absolute occupancy { Occupancy ... { Ordinary All-round Occupancy-cum-ordinary	Area. 15752 9350 29763 54865 39113	Ra. a. p. 143 4 0 65 0 0 150 0 0 358 4 0 215 0 0	Ba. a. p. 0 14 7 0 11 1 0 8 1 0 10 5 0 8 9	Area. 14190 18128 21271 53598 39399	Ra. a. p. 113 12 0 154 0 0 217 8 0 485 4 0 371 8 0	Ba. a. p. 0 12 10 0 13 7 1 0 4 0 14 6 0 15 1	-12 23 102 39 72	.76 .79 1.01 .85 .90	1.00 (Sancd. 1.05)	This is a small but fairly good village adjoining Mansal on the south-east. Its lands are fairly flat, and consist almost entirely of rather poor morand II. Wheat and linseed being the chief crops. The proprietor is a Kirar. There are 15 tenants, of whom only 10 are local; the rest coming from Hiura and Amri. They comprise 7 Kirars, 5 Kumbis, 2 Mahars and a Lodhi, and number 15 in all—classified as B 4 and C 11; rather a good lot. There are no rental arrears. As the

STATEMENT C.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos. of Village.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
	(Absolute occupancy ...)	19 35	23 0 0	1 3 0	21 84	23 0 0	1 0 10	—11	—68		<p>whom 12 are local, and six come from good villages: there are 11 Kunbis, 4 Telis, 2 Mahars and a Brahmin. They are classed as B 2, C 12 and D 4, and make an average lot. Rents have not risen much, and there are no arrears. By far the most important class is that of absolute occupancy tenants, whose rents justify a rate of 1-20. The occupancy-cum-ordinary figures do not support so high a rate, but inasmuch as the present area is quite dissimilar from that of last Settlement, consisting as it does largely of old sir land, not much weight can be placed on them, and the rents of both occupancy and ordinary land at last Settlement were almost nominal. I would therefore adopt a rate which will give some substantial enhancement of absolute occupancy rents, and I propose 1-10. The same rate will suffice for sir.</p> <p>This small <i>chik</i> village north of Ajni of the Chachar group, is south-west of Nagardhan: its soil is chiefly morand II, but it has some fields of morand I also, and its surface is flat, except for a small area near the Gaotala river on the south. Wheat covers over 40 per cent: juar being next in importance, with a little linseed. The proprietor is a Brahmin lady of Nagardhan, and there are 28 tenants, of whom 19 are of Nagardhan and 6 of Banpuri. They include 8 Malis, 7 Telis and 4 Brahmins, 2 Kunbis and 2 Lodhis. They are classed as A 2, B 1, C 18 and D 7, and are not quite up to the mark. There are also rental arrears of Rs. 40. The all-round and occupancy-cum-ordinary figures point to 1-10, and this should suffice, although a little low for occupancy rents. It is not a village in which much enhancement is desirable. The air area is quite trifling.</p>
	Occupancy ...	146 50	175 0 0	1 3 1	238 86	319 4 0	1 3 9	3	—98		
	(Ordinary ...)	25 15	212 0 0	0 13 4	170 65	309 0 0	1 13 0	117	1 34		
	All-round ...	420 00	410 0 0	0 15 7	451 35	651 4 0	1 7 1	48	1 10		
	Occupancy-cum-ordinary ...	400 65	337 0 0	0 15 5	423 51	623 4 0	1 7 5	52	1 13		
	Malik-makbuza ...	...	...	...	2 99	1 0 0	0 5 4	...	—22 (Sanctd. 1-00)	

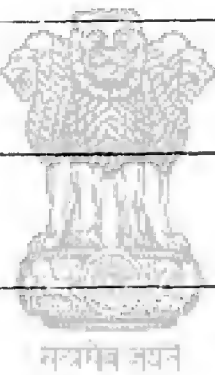
This large and fine old village is four miles south of Rantek and an equal distance north of Chakhar. It is a very pretty town, with an annual fair and a weekly bazar. The portion to the west comprises some fine wheat land on morant II soil; to the south is morant II, with wheat land; and on the north is morant II and khardi gohari; while the central and eastern blocks consist of rice land. Of this some receives irrigation by natural drainage, aided by 'bunds' or small water-channels, a good deal is jhilan, and the largest part is unirrigated, but flat. A low ridge of hard land runs down the centre, and here is the poor land of the village, growing minor crops. On the whole, there are 780 acres of wheat, and 590 of rice (of which 320 are double-cropped); jvari-tur, lac, gram and til are among the most important crops. Altogether the village is a most superior one. The proprietor is a Rajput. The tenants number 102, of whom 89 are local, and some are outsiders from very long distances. The chief castes are—Lodhis 30, Telis 20, Malis 20, Brahmins 12, Kumbhis 5 and many others. They are classed as A 6, B 15, C 60 and D 21, and make a good substantial lot; D, if numerous, being balanced by A and B. There were Rs. 39 in arrears at the time of my visit, of which Rs. 29 were due by a well-to-do man. As a rule in old villages of this kind, rents are very uneven. Some rats on the double-cropped rice lands being very excessive, while many a rich tenant holds lands at very low rents. On the whole, however, the rise in rents has not been very large. The choice of a rate lies between 1.35, 1.05 and 1.15, which are the rates indicated on price grounds by the absolute occupancy, the occupancy and the all-round figures, respectively. As the tenants are not quite as good as they ought to be, I would prefer 1.15, and even then margins will be necessary to the occupancy class. A lower rate would let off absolute occupancy tenants altogether. I would value the sir at the same rate; it amounts to 6 per cent. There will of course be a great deal of rent adjustment.

This is a small village with on the high-lying area to the north of Nagardhan; its lands are mostly khardi-gohari, but there is a block of fair rice land in the centre, and on the west is a small area of morant II soil. Wheat, rice, linseed and jvari are the chief crops. The proprietor is the same as in Bhagi, and there are 20 tenants, of whom 18 are of Nagardhan; there are 10 Telis and 3 Malis, 2 Brahmins, &c.—classified as A 1, B 7, C 11 and D 1; a strong lot. Rents have risen considerably, and assets have increased by 42 per cent, and looking to price considerations and the past rise, the rate indicated is 1.05, or the standard rate. The absolute occupancy class, which will escape lightly, is unimportant.

51 Nagardhan	Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary Malik-nakbuza	466-10	428 14 0	0 14 9	453-57	444 10 0	0 15 8	6	90
		911-20	769 2 0	0 13 6	1,247-02	1,228 2 0	0 15 9	17	81
		790-35	662 12 0	0 13 6	337-36	503 8 0	1 7 10	77	1-26
		2,167-65	1,860 12 0	0 13 0	2,037-95	2,176 4 0	1 1 1	24	95
		1,701-55	1,431 14 0	0 13 6	1,584-38	1,731 10 0	1 1 6	30	91
52 Dudhala	Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary	280-80	351 0 0	1 4 0	369-18	413 0 0	1 1 11	-10	80
		113-55	72 8 0	0 10 3	95-81	62 8 0	0 10 5	2	89
		52-85	23 0 0	0 7 0	147-87	108 8 0	0 11 9	68	99
		265-40	148 0 0	0 8 11	225-22	189 0 0	0 13 5	50	1-07
		432-80	243 8 0	0 8 11	468-90	360 0 0	0 12 3	37	1-00
373	Occupancy-cum-ordinary	319-25	171 0 0	0 8 7	373-09	297 8 0	0 12 9	49	1-03

1-15

1-05



STATEMENT C.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos. of Village.	Name of Village and Mahal.	A* LAST SETTLEMENT.			AT PRESENT.			Increase per cent of pre-incident incidence over that of last Settlement.	Incidence per soil-nmt.	Unit-rate proposed and mentioned.	Reasons for rate.
		Area.	Rent.	Rs. a. p.	Area.	Rent.	Rs. a. p.				
1	2	3	4	5	6	7	8	9	10	11	12
53 339	Seoni Joshi ... (Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	Acres. 29-25 32-80 128-25 190-30 161-05	Rs. a. p. 20 0 0 12 0 0 79 8 0 111 8 0 91 8 0	Rs. a. p. 0 10 11 0 5 10 0 9 11 0 9 4 0 9 1	Acres. 27-66 59-85 17-73 105-24 77-58	Rs. a. p. 20 0 0 63 0 0 10 0 0 93 0 0 73 0 0	Rs. a. p. 0 11 7 1 0 10 0 9 0 0 14 2 0 15 1	6 189 —9 52 66	.94 1-28 .73 1-11 1-16	11	This is a very small village to the north of Dudhaha and Nagardhan, consisting almost entirely of inferior wheat land, classed by the Assistant Settlement Officer as morand II. I however lowered the classification of most of it to khairi-gohari. The proprietor is a clerk on the Beugai-Nagpur Railway. There are only 4 tenants of Manapur and Ramtek. Telis 2, a Mahar and a Brahmin—classed as B 1 and C 3 and well-to-do. The rise in all-round rents shows 1-10 to be fair for this village, and the ordinary rent is paid by a tenant who pays high on his occupancy field, the rents will then be adjusted. The proprietor cultivates nearly half the village, and the same rate will be suitable. I propose 1-10.
54 375	Udapur ... (Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makboza ...	Acres. 124-75 34-50 253-15 412-40 287-05 ..	Rs. a. p. 57 8 0 9 0 0 136 0 0 202 8 0 145 0 0 ...	Rs. a. p. 0 7 5 0 4 2 0 8 7 0 7 10 0 8 1 ...	Acres. 98-36 174-24 159-90 432-50 334-14 6-57	Rs. a. p. 55 8 0 85 0 0 199 4 0 339 12 0 284 4 0 7 0 0	Rs. a. p. 0 9 0 0 7 10 1 3 11 0 12 7 0 13 7 1 1 1	21 88 132 61 68...	.43 .45 .92 .64 .70 .75	Byoti Sir	This small village lies directly north of Nagardhan and south-west of Chakurda, and has been purchased by Govind Singh, the malguzar of Nagardhan. The land all consist of poorish morand II practically all wheat land; it is of uneven surface and has been classed liberally by position as wahuri or patur. There are only seven houses in the village. Wheat is very largely grown, covering about 45 per cent of the cropped area; jauri til and linseed come next. There are 17 tenants, of whom 4 are local and 4 come from Chakurda, just across a nala which divides the two villages; the rest are of Nagardhan, Ramtek, &c. They are classed as A 2, B 1, C 9 and D 5; rather below average. The local men and those of Chakurda being poor. The rents are very low, and there are no rental arrears. Occupancy rents have really not risen at all (vide occupancy-cum-ordinary rate of last Settlement). The rate which suits the protected classes is .65, which is borne out by the all-round figures, and is sufficiently low, even when every allowance is made for the land of the village being below the average. I would value the considerable proprietary cultivation at .90.

Chichala	{	Absolute occupancy ...	235-82	189 0 0	0 12 10	233-06	189 0 0	0 12 11	1	66
		...	108-17	96 12 0	0 14 4	235-63	294 0 0	1 0 6	15	84
		Ordinary	214-98	207 4 0	0 15 6	64-86	96 0 0	1 7 1	49	1-48
		All-round		565-57	493 0 0	0 14 1	583-57	579 0 0	0 15 10	12	82
	{	Occupancy-cum-ordinary ...	323-05	304 0 0	0 15 1	350-51	390 0 0	1 1 9	18	94

This is a small village in area, with a considerable village site; it lies about four miles from Ramtek, and north-east of Nagardian. The soil has a light poor appearance, and seems to contain rather a large admixture of sand, but it is productive above its appearance, for there are not only 209 acres of wheat over a third of the cropped area, but of the rice land 86 acres are double-cropped, some being double-cropped with wheat. Linseed and juar are also important crops here. The soil was rather difficult to classify, but on the whole, the ~~classing~~ effect is not at all high judged by the productive power of the soil, and not by appearance. The proprietor is the same minor Brahmin to whom Dudhala of the Kodamendhi group belongs, and the next village of Ghoti. There are 29 tenants, all but one being resident. They consist of 27 Lodhis and 2 Mahars, and are classed as A 1, B 8, C 17 and D 4. There are thus some strong tenants, but a good deal of debt. There are, however, no rental arrears. Rents have not been enhanced much. The rate indicated by occupancy rents, on price grounds, would be 1-00. I would therefore adopt the standard rate of 1-05. The sir is not very extensive.

1-05

Ghoti	Absolute occupancy ...		37-95	18 0 0	0 7 7	40-65	18 0 0	0 7 1	—7	42
	Occupancy ...		98-10	38 0 0	0 6 2	182-67	80 8 0	0 7 1	15	50
	Ordinary		140-40	48 12 0	0 5 7	185-40	103 12 0	0 8 11	60	58
	All-round		276-45	104 12 0	0 6 1	403-72	202 4 0	0 7 11	30	63
Occupancy-cum-ordinary ...		238-50	86 12 0	0 5 10	363-07	184 4 0	0 8 0	37	60	

This is a $\frac{1}{2}$ village east of Chichala and on the borders of the Kodamendhi group. The village lies on a sort of 'bhata' plain, with some low-lying area to the north, and a few scattered fields capable of bearing poorish wheat. Most of the high-lying land is devoted to rice, and the wheat land to wheat, so that rice is the chief crop, and wheat comes next; rengra and til being the only other crops of any importance at all. The proprietor is the same as in Chichala. There are 22 tenants, of whom 17 are of Chichala and 3 of Sangrampur. They include 16 Lodhis and 3 Kumbis, and are classed as A 1, B 4, C 11 and D 6; a poorish lot: the C also being not very good. It is altogether a poor village, and I think 70, which is the rate indicated on price grounds, will prove suitable, as the land of every description here is below the average. Sir is of quite trifling extent.

70

Hathaori	{ Absolute occupancy { Occupancy
		102-45	35 0 0	0 5 6	309-19	289 0 0	0 11 10	115	74		
		212-10	36 8 0	0 2 9	13-92	10 0 0	0 11 6	318	65		
	{ Ordinary	...	...	...	...	...	...	...	...	...
		314-55	71 8 0	0 3 8	404-11	289 0 0	0 11 10	223	74		
		All-round		...	...	...	...	...	...	...
Occupancy-cum-ordinary	...	...	...	...	...	...	...	...	...
	314-55	71 8 0	0 3 8	404-11	289 0 0	0 11 10	223	74			
Malik-makhuza	...	...	...	...	...	...	...	...	...	...
	9-32	4 0 0	0 6 10	...	...	...	...	...	...	...

Byoti
Sir

1-20

This is a fair-sized village south of Ghoti, and bordering Kachurvahi of the Kodamendhi group. There is rice land on the west, while the eastern block consists of very fair wheat land, indeed, on morand II soil; the land to the north on the Ghoti side being poorer. Wheat covers over 50 per cent of the cropped area and over 70 per cent of the wheat land. Rice and linseed are next in importance; altogether it is a very fair village indeed. The local village is small. The village belongs to the Chitravis' brothers. There are 17 tenants in all, of whom 6 only are local and 8 are of Chichala. They include 9 Lodhis, 8 Mahars, &c., &c., and are classed as A 1, B, 9, C 4 and D 3; a good lot. Rental arrears are

of a poor order. Still they were so low at last Settlement that some leveling up is justifiable, and I propose '65, which is the rate indicated on price grounds by absolute occupancy rents. It will only add 24 annas an acre to occupancy rents, to which margins can be left in individual cases. The air is of trifling extent, and needs no separate rate. I propose '65.

This is a fair-sized village south of Hathori and west of Kachurwahi of the Kodamendhi group. The bulk of the soil is good morand II, and produces good wheat. There is rice land to the extreme west, and on the whole the village is a good and productive one. Wheat covers over 50 per cent of the cropped area, and linseed, juar and rice come next in importance. The proprietors are cloth-merchants and money-lenders of Kamptee, who do not molest their tenants much. There are 19 tenants, of whom 11 are local; the rest being from neighbouring villages. They comprise 12 Kunbis, 4 Brahmins and 3 Telis, who are classed as A 1, B 8, C 9 and D 1, a strong lot, with no rental arrears. There are no occupancy tenants, but the fixed men have all absolute occupancy rights, and are a large class. It is somewhat difficult to fix on a rate here, as there are really no composite holdings, but certain absolute occupancy tenants hold large areas on nominal rents, and this so lowers the incidence, that if a rate were merely fixed at about 50 per cent above the incidence, all the tenants, except those holding on the nominal rents, would escape absolutely. Thus, one tenant holds 72 acres for Rs. 17, and sub-lets his holding for Rs. 64; another has 44 acres for Rs. 14; another 73 acres for Rs. 20; another 61 for Rs. 20; while six others are paying average rents. Excluding the nominal rents the incidence would be at least '60 and the lowest rate which I can recommend for the village is '90. The air covers 24 per cent, and should be valued at 1.25, as justified in ordinary incidence.

This little *ritz* village is attached to Lohdongri, of which it is practically a part; it consists entirely of morand II, of excellent quality: 80 per cent is under wheat. The proprietor is the same as in Lohdongri, and the three tenants all Kunbis of Lohdongri and all of the B class, are extremely well-to-do and hold land on quite nominal rents. The lowest rate adopted for any village in this group is '65, and I would adopt '65, giving of course adequate margins, but allowing full scope for rent fixation, the present payment in our case being hardly a rent at all, Rs. 5, for 53 acre

Lohdongri	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuz ...	432-77	208 0 0	0 7 8	383-87	186 12 0	0 7 9	1	41	
		
		84-56	43 0 0	0 8 2	110-71	171 0 0	1 8 9	203	1-28	
		517-33	251 0 0	0 7 9	494-58	357 12 0	0 11 7	49	61	
		84-56	43 0 0	0 8 2	110-71	171 0 0	1 8 9	203	1-28	
		...	...	...	4-73	2 4 0	0 7 7	...	31
		Ryoti Sir								90 1-25
Panjra	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	141-95	53 0 0	0 6 0	150-84	53 0 0	0 5 7	7	30	
		
		
		141-95	53 0 0	0 6 0	150-84	53 0 0	0 5 7	7	30	
		141-95	53 0 0	0 6 0	150-84	53 0 0	0 5 7	7	30	

STATEMENT C.—Ramtek Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos. of Village.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
GRAND TOTAL	Absolute occupancy Occupancy (Ordinary All-round Occupancy-cum-ordinary Malik-makbuza	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
		7,114-46	5,153 5 0	0 11 7	6,405-66	4,861 10 4	0 12 2		5	71	
		7,185-62	5,032 6 0	0 11 2	14,348-63	11,650 7 10	0 13 0		16	82	
		12,387-84	7,182 13 0	0 9 3	10,335-30	9,171 11 11	0 14 2		53	1-11	
		26,687-92	17,368 8 0	0 10 5	31,089-65	25,683 14 1	0 13 3		29	88	
		19,573-36	12,215 3 0	0 10 0	24,683-99	20,822 3 9	0 13 6		35	93	1-05
		1,213-77	4,573 7 0	3 12 3	1,869-58	5,178 0 5	2 12 4		--26	..	
Includes Bareja.											

NAGPUR :

}

Dated the 17th October 1893.

R. H. CRADDOCK,
Settlement Officer.

ASSESSMENT REPORT FOR THE RAMTEK GROUP, OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.

The figures which I submitted with the Rent-rate Report of the group will be found to differ from those which accompany the Assessment proposals. The reason is that I have determined on excluding, for the present, the figures of the Ramtek and Mansal 'barejas', or pán gardens.

Exclusion of the 'barejas' of Ramtek and Mansal from the group. This exclusion means decreases in the figures detailed, as follows—

Occupied area	..	...	481 Acres.
Cultivated area	...	...	173 "
Malik-makbuza area	...	...	481 "
Malik-makbuza revenue	...	...	Rs. 3,954-15-1.
Revenue realizable by Government	...	...	" 3,750.

Had these two 'barejas' been included, the proposals for the group, as a whole, would have been obscured and interfered with, and comparison with those of other groups rendered impossible. Moreover, I propose to submit a separate report on the 'barejas' of Ramtek, Mansal and Parseoni, dealing more comprehensively with their character and treatment than can be done in an ordinary group Assessment report.

The revenue which these three 'barejas' are paying at present is quite as large as the revenue of a small group, and I have long desired to put these hard-working communities on a satisfactory footing.

2. To return to the group proper, I need only repeat that it occupies a mid position between groups so closely cultivated at last Settlement, as to show but little progress, and groups, which by reason of their situation or circumstances were backward at last Settlement, and have progressed very largely.

I proceed to discuss the proposals now submitted in detail.

Malik-makbuzas—

	Amount.			Rate per acre.		
	Rs.	a.	p.	Rs.	a.	p.
Present payments	1,237	2	8	0	14	2
Proposed do.	1,656	2	0	1	2	11
Compare deduced	1,783	14	0	1	4	3

The proposed enhancement amounts to 34 per cent,—the margin left being 7 per cent off the deduced total. In a group like this, where there is no very superior land, the phenomenon of malik-makbuzas paying abnormally high is rare, and the only instances in which any reduction of present payments has been found necessary occur in the market-villages of Maholi and Nagardhan. The extent of reduction over the whole group is only Rs. 39-5-8.

The area of escheated plots here is only 125.12 acres, which I propose to settle for Rs. 119-12-0.

Ryoti rents.

3. The usual tables showing the character of the proposals regarding ryoti rents next follow :—

TABLE A.—Showing the present and proposed payments of each class of ryot as compared with the deduced :—

Class of tenant.	Present rental.			Proposed rental.			Compare deduced.		
	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
Absolute occupancy	4,866	10	4	6,235	4	0	6,902	9	0
Occupancy	11,650	7	10	13,813	0	0	14,253	12	0
Ordinary	9,171	11	11	9,320	4	0	7,838	9	0
All-round	25,688	14	1	29,428	8	0	28,994	14	0

TABLE B.—Showing the rates per acre and per soil-unit of the present and proposed rental, together with the percentage rise in rate over the rates at last Settlement and at present, represented by the proposed rental :—

Class of ryot.	PRESENT RENTAL.		PROPOSED RENTAL.		RISE IN RATES PER CENT OF PROPOSED RENTAL.	
	Per acre.	Per soil-unit.	Per acre.	Per soil-unit.	Over Present rate.	Over last Settlement rate.
	Rs. a. p.	Annas.	Rs. a. p.	Annas.		
Absolute occupancy ...	0 12 2	71	0 15 9	92	29	36
Occupancy ...	0 13 0	82	0 15 5	98	19	38
Ordinary ...	0 14 2	1-11	0 14 5	1-13	2	56
All-round ...	0 13 3	88	0 15 2	1-01	15	45
Occupancy-cum-ordinary ...	0 13 6	93	0 15 0	1-03	11	50

4. The rent proposals thus work out satisfactorily, for the occupancy-cum-ordinary rate has risen just 50 per cent, and all-round rents by 45 per cent; the impossibility of raising absolute occupancy rents at one stroke into conformity with rise of prices, prevents the general rise being as large as prices would warrant.

Each class being separately considered, it will be seen that the margin left to absolute occupancy tenants is rather liberal (9 per cent), still an enhancement over a group of a large class by 29 per cent is a substantial one, and credit must be given for the fact that Rs. 96, scattered in small sums over the group, represents reduction or adjustment. But for this the enhancement would have been larger by 2 per cent.

In the case of occupancy rents, as the enhancement is smaller, so also the margin necessary has been less, or under 4 per cent. The amount of reduction by way of adjustment or relief in the case of this class is also larger, amounting to Rs. 300, being 2½ per cent on the total rents of the class, and 23 per cent on the rents of the holdings relieved.

Ordinary rents will rise by 2 per cent, but, though they will exceed the deduced considerably, they will not be at all out of the common higher than the ordinary rents at Settlement, and the incidence of their payments on the soil-unit will be much below the rates adopted in many villages of this and other groups.

The ordinary rent proposals may be resolved into reduction and enhancement, as shown by the following figures :—

	Present rent.	Proposed rent.	Enhancement (+) or Reduction (—).
	Rs. a. p.	Rs. a. p.	Per cent.
Case of enhancement..	7,307 9 9	7,998 12 0	9
Case of reduction	1,864 1 4	1,331 8 0	—28
Total	9,171 11 1	9,330 4 0	2

The villages in which ordinary rent reduction is of any importance, are few :—

Village.	Amount of reduction.	Remarks.
	Rs.	
Maholi	53	Ganpat Rao Ghatate's mahal.
Sarakha	47	Competition rents.
Khairi	47	Rack-rented by Kirar.
Bijewara	51	Do. do.
Nandapuri	137	Severe rack-renting of poor tenants.

5. The actual all-round enhancement of ryoti rents is Rs. 4,667-10-11, or 18 per cent, reduced to a net enhancement of Rs. 3,739-9-11, or 15 per cent by the reductions effected, aggregating Rs. 928-1-0, or 3 per cent.

The incidence per soil-unit of the proposed rental will be 1·01, against the standard rate of 1·05.

6. The valuation of the sir and khudkasht lands is Rs. 4,963, or Re. 1-4-4 per acre.

The deduced valuation is Rs. 5,093, and the difference of Rs. 130 represents allowance given for improvements, chiefly in the village of Dongri, where the Powar proprietor had irrigated a lot of land by a large and costly tank.

The area sub-let has a deduced valuation of Re. 1-2-11 per acre, while it is sub-let for Rs. 2-1-6 per acre.

The quality of the sir is naturally superior to that of the ryoti land, as it generally contains the best rice land, and the finest wheat fields besides khari plots near the village site.

The deduced valuation of the malik-makbuza land is Re. 1-4-3, so that the sir and khudkasht are on an average slightly superior to the land held by malik-makbuzas.

The service and privileged land is valued at Re. 1-1-9 per acre. The custom of giving a few rice plots to village service tenants results in the acreage valuation exceeding the ryoti acreage rates. In non-rice groups ryoti land is always more valuable than service land.

7. The Siwai income of this group is considerable, the chief sources of income being Siwai income. jungle in the northerly villages, and fruit and tanks in the open portion.

The details are given in the Siwai statement, but it may be noted that the figure adopted as average falls at 80 per cent of the approximate actuals. In the case of custard-apples and tanks the amounts realized differ very little from year to year, while the income from jungle, grazing, mangoes and mahua is computed at a good deal below the actuals to allow for fluctuation.

The total Siwai will be estimated for purposes of assessment at Rs. 1,582-8-0, as against Rs. 566 at last Settlement, but at that time no proper check was exercised over the Siwai estimates.

8. The total revised assets, as compared with the returned assets at last Settlement, will be seen at a glance by the table next given :—

Total revised assets.

	At last Settlement.	As now proposed.
	Rs. a. p.	Rs. a. p.
Cash rental	18,258 5 0	31,084 10 0
Value of home-farm, service and privileged land... ..	2,695 3 6	5,460 8 0
Siwai	565 0 0	1,582 8 0
Total	21,518 8 6	38,127 10 0

The increase in the assets is therefore Rs. 16,609-1-6 or 77 per cent. With rent-rate risen about 50 per cent; occupied area by 15 per cent; and the increase in Siwai, with muafi resumptions also—the increase is well explained.

Revenue, Present and Proposed. 9. The revenue as fixed at last Settlement was Rs. 15,889-4-0, and it fell at about 74 per cent of the assets of that date.

Subsequent resumptions and remissions for land acquired have resulted in a net increase of Rs. 385-7 10, so that at the present day, the revenue stands at Rs. 16,274-11-10, or 76 per cent of the assets at last Settlement.

I am now proposing to raise this demand to Rs. 22,715. The increment will be Rs. 6,440-4-2, or 39 per cent, and it will absorb 58 per cent of malguzari assets, and 90 per cent of the malik-makbuza revenue, or 59 per cent of the total assets.

Analysis of revenue proposals. 10. A more detailed statement of the general incidence of the proposed revenue is next given to make the proposals clearer :—

Percentage proposed on Malguzari assets.	No. of Villages.	Remarks.
65	2	Maximum 2.
64	3	} 60 to 64 = 17.
63	2	
62	6	
61	Nil	
60	6	} 55 to 60 = 20.
59	3	
58	5	
57	2	
56	3	} 50 to 55 = 21.
55	7	
54	4	
53	4	
52	4	} Under 50 = 3.
51	2	
50	7	
49	2	
45	1	

In the two cases in which 65 per cent is proposed, the proprietors besides being owners of several villages gain largely; the low percentages are proposed where villages are small and proprietors not well off—the rise in revenue being large.

In Ramtek Khas 49 per cent is proposed; the revenue here rises by 50 per cent, while rents are hardly raised at all. The mahals are small; the proprietors with one exception not well off.

The other two cases of 49 per cent and 45 per cent, respectively, relate to the villages of the Powar of Dongri. His revenue rises from Rs. 207 to Rs. 360, and the progress of his estates are largely due to the enterprise of his father and himself in spending money on the tank.

The broad range over which the percentages run, will show at all events, that an effort has been made to discriminate between the various villages, and apportion the revenue increment in a fair way.

Effect of proposals on income of proprietors and comparison of their position, proposed and as at last Settlement.

11. The effect on the incomes of the proprietors will be to take from them a net amount of Rs. 2,282. This sum will be seen to be very little, when compared with the increase in their profits during the currency of the Settlement, apart from rent enhancements now imposed.

The improvement in their position, which has taken place without Government interference, has been an increase in their cash assets of Rs. 9,685, and an addition to their home-farm of 180 acres of land, and Rs. 2,000 (for the odd Rs. 282 about cancels the kamul jama fixed for the first time on Waste Land plots) is not a large sum to require them to pay out of their increase.

As compared with their position at last Settlement, they will naturally be far better off.

Their balance at last Settlement consisted of Rs. 2,934-1-0 cash, and profits of 3,720 acres of land. Their balance under the proposals will be Rs. 9,952-2-0 cash, and profits of 3,900 acres of land—more cash and more land than at last Settlement.

If the land be converted into its rental value, then the balances in each case expressed in cash compare, as follows—

	Rs.	a.	p.
At last Settlement ...	5,629	4	6.
As now proposed ..	15,412	10	0.

The proposed assessment therefore, while only taking Rs. 2,000 from the pockets of the proprietors, leaves them better off to the extent of Rs. 10,000 than they were at last Settlement.

Incidence of revenue on cultivated area.

12. The incidence of the proposed revenue on the cultivated acre will be Re. 0-11-11, as against Re. 0-9-8 at last Settlement.

The highest incidences in the group (excluding the Waste Land plot of Mogm, where the assets are chiefly Siwai) are—

Ramtek Khas	... Re. 1-9-3	... Large town.
Maholi	... „ 1-0-7	... Market-village.
Nagardhan	... „ 1-0-2	... Small market-town.

The revenue incidence in 43 out of the 63 villages does not even amount to 12 annas per cultivated acre.

13. The following table compares the proposals made in the groups of the Ramtek tahsil disposed of up to date:—

Groups.	Proposed revenue.	Actual amount of revenue enhancement.	Percentage of revenue enhancement.	RENT ENHANCEMENT.		Percentage of Malguzari assets taken.	Incidence of proposed revenue per cultivated acre.
				Amount.	Per cent.		
	Rs.	Rs.		Rs.			Re. a. p.
Tarsa-Khat ...	37,945	10,823	40	8,266	18	60	0 11 1
Kodamendhi ...	37,475	9,547	24	6,492	14	60	0 11 7
Patansaongi ...	39,685	3,763	10½	6,828	17	64	1 4 2
Chachar ...	51,375	8,704	20	7,198	11	63	0 14 4
Dahigaon ...	9,735	3,402	54	1,073	8	55	0 10 1
Ramtek (Under report). ...	22,715	6,440	39	2,159	15	58	0 11 11

I may mention that the Kodamendhi group has just been announced, and the rents and revenue accepted by the people without murmur.

14. The realizable revenue of this group is now Rs. 15,483-3-2; it will be under the Revenue alienation. proposals Rs. 21,281-7-4—an increase of Rs. 5,798-4-2, or 37 per cent.

	Rs. a. p.
The alienations on villages consist of kamil jama of Waste Land plots...	285-0-0
Alienations in 'mokasa'-makta villages ...	1,148-8-8
Total ...	1,433-8-8

In addition to this there are plot alienations, amounting to Rs. 222-4-0 on 283 acres of land.

As is the case in the whole of the Ramtek tahsil, the revised revenue will be realizable with effect from the 1st July 1894,—the current Settlement expiring on the previous day.

Early orders are solicited.

NAGPUR :
Dated the 23rd June 1894. }

R. H. CRADDOCK,
Settlement Officer.

—:O:—

ASSESSMENT PROPOSALS FOR THE RAMTEK GROUP OF THE RAMTEK TAHSIL, IN THE NAGPUR DISTRICT.

—:O:—

No. C-410, dated the 13th July 1894.

Submitted to the Chief Secretary to the Chief Commissioner, Revenue Department, with the Assessment abstract, the Rent-rate file, and letter No. 5771, dated the 5th July 1894, from the Commissioner, Nagpur Division.

2. These proposals call for very little remark. The enhancements which have been imposed on the ryots are fully justified on *a priori* grounds and have been worked out with care in detail. The few cases in which reductions have been made in the payments of ordinary tenants are striking instances of past rack-renting on the part of particular landlords.

3. The acreage rate of the valuation placed on the malguzars' home-farm lands is considerably higher than that of the rents paid by ryots, but in a tract of this description, where rice cultivation is of importance, acreage rates are less reliable than ever as a guide to real incidence. The higher acreage rate simply indicates that the land is of better quality, and in particular includes a larger proportion of rice cultivation.

4. The drawback allowed on the *Siwai* income is remarked upon by the Commissioner as being not very liberal. But the principal sources of *Siwai* in this group are tanks and orchards, the increase from which is far less unstable than that from jungle produce.

5. The group includes one of the few tracts in this district, from which the Government may expect a substantial increase in revenue. Cultivation has increased by 14 per cent, and the assets of the malguzars by 77 per cent. The Settlement Officer proposes to enhance the revenue by 39 per cent. The fraction of assets taken at last Settlement was 76 per cent: it is now lowered to 59 per cent. The amount added to the revenue will be Rs. 6,440; whereas assets have increased by Rs. 16,609. Moreover, rent enhancements now to be effected will give the malguzars Rs. 4,158, so that they are actually called upon to pay only Rs. 2,282 out of their own pockets, which falls at only 14 per

cent on their present revenue payments. I think that the Settlement Officer has been rather too lenient, and should myself have arrived at an assessment falling on the group, as a whole, at a full 60 per cent. This would, however, have exceeded the proposed assessment by about Rs. 150 only. Mr. Craddock has pressed rather too strongly the argument for lenient assessment in the case of small villages. In the first place a large proportion of the villages to which he applies this argument form part of an estate, and are not the sole property of their malguzars, and in the second place estates which to his mind seem small would be considered of fair size in districts where villages are not generally so large as in Nagpur.

6. The current Settlement expired on the 30th of last month. The new Settlement is to be made for a term of 20 years,—from the 1st July 1894 to the 30th June 1914.

J. B. FULLER,

Commissioner of Settlements and Agriculture,

Central Provinces.



V.—Details of Village area.

	Occupied area.					Unoccupied area.						Area irrigated.				Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of cattle.
	Area in cultivation.			Area out of cultivation, i. e., waste and fallow of more than three years.	Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, and covered by roads and buildings.	Total area unoccupied.	Total area of group.	From tanks.	From other sources.	Total.					
	Under crop	Fallow of three years or under.	Total.																
				2	3	4	5	6	7	8	9	10	11	12	13					14	15
1																		19	
At Present	23,401.63	1,191.11	30,592.74	6,611.05	37,203.79	194.58	1,159.13	6,539.63	7,895.73	15,840.07	53,052.86	1,184.73	125.06	1,309.79	89	102	1,962	8,924	
Percentage on total area of areas in cols. 4, 6 and 15	...	...	67	...	70	...	...	...	...	...	...	...	...	9	...	...	...	...
Compare entries of last Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19	26,639.00	246.96	26,886.05	5,611.92	32,533.97	196.90	5,255.82	7,091.25	7,085.81	19,632.78	52,166.75	...	...	...	...	...	...	...

VI.—Details of Holdings.

	Held by malguzars.				Held by Malik-makbuzas.		Held by Revenue-free grantees.		Held by Absolute occupancy tenants.		Held by Ordinary tenants.		Held Rent-free or by Privileged tenants.		Total occupied area (to agree with col. 6 of Statement V).			
	As sir.		Other than sir.	Total.	Area of total leased.	Held by Revenue-free grantees.		Held by Absolute occupancy tenants.		Held by Ordinary tenants.		Held Rent-free or by Privileged tenants.						
						No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of holdings.	Area.	As grant from malguzar.	In lieu of service.					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		15	16	17	18
At Present	3,136.11	763.61	3,899.72	640.17	427	1,400.45	15	283.06	239	6,389.18	797	14,318.69	2,339.77	561	7,995.53	96.29	451.07	87,203.79
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16.	...	...	10	...	...	...	...	...	...	17	...	88	...	...	21	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13, and 16	3,720.51	...	3,720.51	...	...	953.93	...	727.22	...	7,114.46	...	7,185.62	...	...	12,387.84	...	441.49	32,533.97

XI.—Assessment Proposals and Comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (col. 9 of Statement X).	Percentage of proposed revenue on total-estimated enhanced income (col. 5 of Statement X).	Analysis of income on which assessment based.				
				Present rental receipts (line 3 of Statement VII, and cols. 2 and 5 of Statement IX).	Estimated Siwai receipts (col. 4 of Statement VIII).	Resulting from valuation.		
						Rental valuation of sir and khudkasht, excluding actual cash receipts (i. e., col. 7 of Statement IX, minus col. 2).	Rental value of land held by privileged tenants, excluding cash receipts (i. e., col. 8 of Statement IX, minus col. 5).	Rent enhancement proposed (difference between lines 5 and 3, cols. 2 and 6 of Statement VII).
1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
16,274 11 10 [Sanctd. 22,385 0 0]	22,715 0 0	76	60	28,265 12 9	1,532 8 0	3,623 4 0	497 8 0	4,168 9 3
		...	59	...	...	...	...	4,143 9 3]

XII.

Actual increase (+) or decrease (−) of proposed on present revenue.	Compare increase (+) or decrease (−)					Compare increase (+) or decrease (−) per cent in—		Incidence per acre in cultivation of—	
	In proposed cash rental (cols. 1, 2 and 6 of Statement X).	In valuation of sir, khudkasht and privileged land (cols. 3 and 7 of Statement X).	In Siwai income (cols. 4 and 8 of Statement X).	Net increase or decrease.	Increase (+) or decrease (−) per cent of proposed revenue over present revenue.	Area in cultivation (col. 4 of Statement V).	Estimated income (cols. 5 and 9 of Statement X).	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a.
6,440 4 2 [Sanctd. 6,110 4 2]	12,826 5 0	2,765 4 6	1,017 8 0	16,609 1 6	30	14	77	0 9 8	0 11 11
	12,811 5 0	...	...	16,594 1 6	37]				

XIII.

Distribution of revised revenue between Malik-makbuza and Malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [col. 5 of Statement X, minus column 1].
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
1,653 2 0	1,484 14 0	171 4 0	10	21,230 2 0	58
			[Sanctd. ...]	20,900 2 0	57]

III.—Area in cultivation classed

Soil class.	POSITION												
	WHEAT LAND.									Rice			
	Ordinary.	Khari.	Lawn.	Pathar.	Wahuri.	Bandhia.	Bandhan.	Rân.	Total.	Irrigable		Saman	
										Ordinary.	Khari.	Ordinary.	Khari.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Kali II	...	...	...	...	...	...	...	...	...	1-13	...	...	...
Morand I	299-17	...	9-40	12-50	20-44	82	...	...	342-38	...	...	...	...
Do. II	10,586-75	72-62	20-65	1,308-01	1,463-03	223-72	180-93	40-80	14,266-71	173-04	4-74	294-35	6-05
Khardi	6,628-39	62-21	25-32	35-63	81-14	54-99	59-18	15-52	6,912-58	909-56	10-72	1,303-68	27-91
Retari	...	...	...	...	...	...	...	...	...	76-49	2-55	190-04	4-35
Bardi	...	...	...	...	...	...	...	...	...	47-07	...	79-40	1-70
Kachhar	48	...	...	...	...	...	...	...	48	...	...	...	...
Total	17,514-76	135-03	64-37	1,356-34	1,514-61	279-53	210-11	417-32	21,522-10	1,207-29	18-01	1,867-42	40-01
Percentage	57	...	...	4	5	...	...	1	70	4	...	6	...

IV.—Cropped area classified

	Wheat.	Rice.	Juari-Tur.	Juari.	Cotton.	Gram.	Lac.	Linseed.	Til.	Bengua.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At Settlement *	...	...	...	...	...	...	...	...	...	...
At present	10,212-35	3,355-11	5,455-19	1,576-17	187-16	823-99	546-42	3,206-11	1,167-31	1,142-16

* Not ascertainable.

according to Soils, Position, &c.

CLASS.

LAND.				GARDEN LAND.							MUTAFARIKAT.			Total.	Per- cent- age.
Jhilan.		Tikra ordinary.	Total.	Irriga- ble.	Khari.	Barani.	Khari.	Total.	Sántlá	Mutafari- kat.	Khari.	Total.			
Ordinary.	Khari.														
Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.		
...	...	...	1.13	...	...	...	...	...	...	...	...	...	1.13	...
...	...	...	...	...	...	25	...	25	...	...	...	...	342.58	1
85.59	1.61	...	565.38	112.97	23.38	34.80	2.36	169.51	2.74	550.82	30.23	581.05	15,585.39	61	
135.28	8.24	13.43	2,403.77	44.79	4.31	116.01	26.91	192.05	1.83	3,496.02	62.25	3,548.30	13,058.53	43	
27.73	50	5.12	306.78	13.11	...	5.12	70	18.98	...	486.16	10.59	505.75	631.46	3	
17.37	...	10.81	156.35	...	...	8.94	...	3.91	...	607.88	5.00	612.88	773.17	
...	...	...	...	...	...	...	...	...	...	...	...	...	48	...
235.97	5.35	29.36	3,433.41	170.87	23.69	160.12	30.00	384.68	4.57	5,130.88	117.10	5,247.98	30,592.74	...	
...	...	...	11	...	...	...	...	2	...	17	...	17	...	...

according to Crops.

Cotton-Tur.	Kodon.	Tur.	Castor oil- seed.	Chillies.	Sugar-cane.	Garden produce.	Other crops.	Total.	Double crop.	Cropped area.
Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.
17.75	26.87	1,222.13	64.41	157.70	2.90	102.38	1,240.73	30,506.84	1,105.21	23,401.63

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department,—No. 5032, dated the 14th November 1894.*

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the reassessment of the Ramtek Group in the Ramtek Tahsil of the Nagpur District and the Divisional Commissioner's letter No. 5771, dated the 5th July 1894, forwarding the Report.

READ ALSO—

Memorandum No. C-410, dated the 13th July 1894, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

RESOLUTION.

This is a group of average soils and productiveness in the centre of the Ramtek Tahsil and includes 63 villages or 76 mahals. It is described as a plain country intersected by hills, and is characterised by the number of its small and unimportant villages. Rice cultivation plays a part of some importance in the economy of the tract, but the backbone of its agriculture is the growth of wheat, which occupies 34 per cent. of the cropped area. The wheat lands constitute 70 per cent. of the total cultivated area, and are of generally lighter soil than those in the more open parts of the Nagpur District, but they yield satisfactorily owing, it is said, to heavier rainfall. The group is traversed by the Great Northern Road connecting it with the large trading town of Kamptee, which is only 15 miles from its southern villages, and is thus very favourably situated for the disposal of its surplus agricultural produce. Most of the malguzars are wealthy, very few being poor, while the tenants are reported to be a sturdy body of men in fairly prosperous circumstances.

2. The existing condition of the group as regards cultivation and assets, and the effect of the Settlement on the tenants' rents and on the malguzars' jamas, are exhibited in the following statistical abstract. The figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary from the point of view of the ryots, the malguzars and the Government, of the basis and results of reassessment:—

	Acres.
1. Gross area of the group	53,052·86
2. Area under cultivation at last Settlement	26,886·05
3. Area now under cultivation	30,592·74
	Per cent.
4. Percentage of increase of (3) over (2)	14
5. Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement	140
	Rs.
6. Total assessable assets at last Settlement	21,518
7. Total assessable assets at present Settlement proposed by the Settlement Officer	38,128
8. Total assets as adopted by the Chief Commissioner	38,113
	Per cent.
9. Percentage of increase of (8) over (6)	77
	Rs.
10. Total enhancements of rent at present Settlement—	
(a.) Effected by the Settlement Officer	4,159
(b.) As accepted by the Chief Commissioner	4,144

11. Average rate of rent per acre of ryoti area—

				Rs. a. p.
(a.) At last Settlement	...	...	...	0 10 5
(b.) As now proposed by the Settlement Officer	...	...	...	0 15 2
(c.) As sanctioned by the Chief Commissioner	...	...	...	0 15 2
				Rs.
12. Present revenue	...	...	...	16,275
				Per cent.
13. Percentage of (12) over (6)	...	...	...	76
14. Percentage of (12) on (8)	...	...	...	43
				Rs.
15. Revenue now proposed by the Settlement Officer	...	...	...	22,715
16. Revenue now sanctioned by the Chief Commissioner	...	...	...	22,385
				Per cent.
17. Percentage of (16) on (8)	...	...	...	59

3. The group has made substantial progress since the days of last Settlement. The cultivated area has expanded by 14 per cent., and the assets by 42 per cent., owing chiefly to the enhancement of the ordinary tenant rent-rate by 53 per cent. The rent-rate of occupancy tenants has increased by 16 per cent., while that of absolute occupancy tenants has remained practically unchanged.

The rental proposals of the Settlement Officer call for very little remark. His enhancements fall in the main on absolute occupancy and occupancy tenants whose payments have been raised by 29 and 19 per cent., respectively, the enhancement on ordinary tenants being only 2 per cent. These proposals are fully justified on *a priori* grounds, and the Chief Commissioner agrees with the Commissioner of Settlements and Agriculture in thinking that they have been worked with care in detail. The only modification that seemed called for was in the case of Mauzah Pendkapar (No. 28), in which the proposed payments of occupancy tenants have been reduced by Rs. 15 in view of the large enhancement on that class. The revised rent-rate of all classes of tenants taken together will be Re. 0-15-2, which is higher by only 14 per cent. than the rate now paid by them.

4. The sir area shows no extension to speak of, and now covers only 10 per cent. of the area under tillage. The acreage rate of the valuation placed on it, namely, Rs. 1-4-4, is considerably higher than that of the rental paid by ryots, but in a tract of this description where rice cultivation is of importance, acreage rates are not reliable as a guide to real incidence. The higher acreage rate indicates that the land is of better quality and in particular that it includes a large proportion of rice cultivation.

The income from siwai has been estimated at Rs. 1,582, a drawback of Rs. 389 having been allowed on the actuals ascertained in the year of the Settlement Officer's enquiry. The allowance has, however, been considered by the Commissioner of the division to be not very liberal. But as the principal sources of siwai are tanks and orchards—the income from which is far less unstable than jungle produce—it seems sufficient. At last Settlement the income under this head was assumed at Rs. 565.

5. The total revised assets of the group amount to Rs. 38,113, and have been accepted by the Chief Commissioner as the basis of assessment. The Settlement Officer proposes a revenue enhancement of 40 per cent. against an increase of 77 per cent. in assets. The fraction taken at last Settlement amounted to 76 per cent., while it is now proposed to take 60 per cent. Moreover, out of the proposed addition of Rs. 6,440 to the revenue demand, a sum of Rs. 4,159 will be met by rent enhancement now effected, and the malguzars will be called upon to pay only Rs. 2,281 out of their own pockets, which falls at only 14 per cent. on their present revenue payments. These proposals are very lenient, and would have been passed under the old rule with a slight modification in two cases, where the jamas have been raised by Rs. 35. But

under the recent orders of the Government of India a higher percentage than 30 per cent. cannot be taken in cases in which the present revenue does not exceed 65 per cent. of the present assets, and consequently the jamas proposed by the Settlement Officer in such cases have been reduced by amounts aggregating Rs. 365. The net result of these changes is that the proposed figure has been reduced to Rs. 22,385, which will stand as the sanctioned revenue of the group. It will absorb 59 per cent. of the revised assets, and fall at Re. 0-11-8 per acre of cultivation.

6. Subject to any orders which may be received from the Government of India the assessment, as now revised, is sanctioned for a period of 20 years commencing from the 1st July 1894 and extending up to the 30th June 1914.

[True Extract.]

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.

No. 5033.

Dated Nagpur, the 14th November 1894.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that, after the announcement of the revised rents and jamas, a tabular statement, in the usual form, may be submitted to this office.

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.

CENTRAL PROVINCES SECRETARIAT.

Revenue Department.

No. 1087.

FROM

H. H. PRIEST, Esq., I. C. S.

OFFG. CHIEF SECRETARY TO THE CHIEF COMMISSIONER,

Central Provinces,

To

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

Central Provinces.

Dated Nagpur, the 4th March 1895.

SIR,

In continuation of this Administration's Resolution No. 5032, dated the 14th November 1894, I am directed to forward a statement giving details of the revised assessments of the Ramtek Group in the Ramtek Tahsil of the Nagpur District.

I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

Statement giving details of the revised Assessments of the Ramtek Group in the Ramtek Tahsil
of the Nagpur District.

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
1	Maholi Mahal, I.	194 0	216 0	302 0	120 0	638 0	952 0	620 0	65	59	76
	Do., do. II.	199 0	97 0	444 0	70 8	611 8	947 8	620 0	65	59	
2	Gondri ...	17 0	...	288 0	201 0	489 0	566 0	380 0	58	57	85
3	Chichbhuwan, Mahal, I.	1 0	42 0	83 0	65 8	190 8	258 0	155 0	60	60	93
	Do., do. II.	...	...	84 0	81 0	165 0	259 8	155 0	60	60	
	Do., do. III.	...	...	150 0	93 0	243 0	316 0	190 0	60	60	
4	Patgowari ...	225 0	806 0	1,289 8	31 4	2,126 12	2,743 12	1,725 0	63	60	75
5	Kaotah ...	...	35 0	250 8	151 8	437 0	675 0	370 0	53	55	121
6	Ghuksi ...	39 0	77 0	73 0	287 0	437 0	568 0	300 0	53	50	90
7	Bondri, Mahal I.	1 0	14 0	112 0	240 4	366 4	412 12	215 0	52	52	75
	Do., do. II.	...	52 0	166 12	108 0	346 12	444 12	265 0	60	60	
8	Borda, Mahal I.	...	226 0	128 0	170 8	524 8	554 0	330 0	60	60	70
	Do., do. II.	...	204 8	143 0	178 4	525 12	559 12	335 0	60	60	
9	Sarakha ...	...	32 0	585 8	210 8	828 0	915 0	545 0	60	60	70
10	Khumari ...	2 0	235 0	209 0	175 8	619 8	763 8	450 0	59	59	76
11	Deori, Mahal I.	...	...	1 0	25 0	26 0	62 0	30 0	48	48	61
	Do., do. II.	...	...	41 0	28 0	69 0	95 0	50 0	53	53	
	Do., do. III.	...	...	...	42 4	42 4	103 0	55 0	53	53	
	Do., do. IV.	...	...	20 0	30 0	50 0	103 0	55 0	52	52	
12	Kandri ...	...	356 8	538 8	288 8	1,183 8	1,366 8	815 0	60	60	70
13	Mansal ...	21 8	10 0	445 0	282 12	737 12	885 4	485 0	55	54	56
14	Khairi ...	...	111 0	133 0	125 0	369 0	527 0	290 0	55	55	73
15	Chargaon ...	9 0	...	70 0	47 12	117 12	230 12	120 0	52	50	109
16	Hiura ...	...	...	200 8	29 0	229 8	339 8	170 0	50	50	47
17	Bhilewara ...	5 0	58 0	74 8	129 8	262 0	297 0	160 0	54	54	77
18	Salaebardi ...	...	44 0	123 0	35 12	202 12	248 12	140 0	56	56	65

Statement giving details of the revised Assessments of the Ramtek Group in the Ramtek Tahsil
of the Nagpur District.—(Contd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a	Rs. a.	Rs. a	Rs. a.	Rs. a.	Rs. a.	Rs. a			
19	Soneghat ..	...	...	107 0	103 8	210 8	229 8	120 0	53	53	76
20	Nawegaon ...	...	...	69 0	45 0	114 0	231 0	115 0	50	50	57
21	Bhondewari ..	16 0	...	45 4	231 0	276 4	361 4	220 0	61	60	105
22	Mogra ...	...	...	...	6 0	6 0	297 0	150 0	50	50	...
23	Chorkhumari, waste land plot ..	...	...	100 0	137 4	237 4	268 4	135 0	50	50	...
24	Do., Malguzari.	...	...	...	156 12	156 12	223 12	110 0	50	50	200
25	Dongri ...	...	...	44 0	165 4	209 4	354 12	160 0	45	45	72
26	Nihabi ...	...	...	...	252 8	252 8	331 8	200 0	53	53	172
27	Sonpur ...	...	...	101 0	121 4	222 4	335 4	180 0	54	54	57
28	Pendkapar ...	...	...	61 0	137 8	198 8	198 8	115 0	58	58	64
29	Changaon ...	3 0	29 0	135 0	123 12	287 12	316 12	165 0	52	52	62
30	Rampuri ...	11 0	30 0	118 0	66 0	214 0	266 0	150 0	56	55	90
31	Piparia Peth, Mahal I.	53 0	...	21 0	42 0	63 0	134 8	90 0	71	50	65
	Do., do. II.	7 4	19 8	54 0	11 8	85 0	94 12	50 0	53	50	
32	Kaulakh, Mahal I	...	91 8	286 8	10 0	388 0	406 0	240 0	59	59	71
	Do., do. II.	23 0	73 8	252 8	39 12	365 12	400 12	245 0	61	60	
33	Ghorabardi ...	...	4 0	228 8	77 0	309 8	441 8	240 0	55	55	42
34	Sitalwari ..	10 0	...	109 0	94 0	194 0	314 0	165 0	52	51	78
35	Palsora ...	5 0	145 0	173 0	102 0	420 0	496 0	300 0	60	60	74
36	Ramtek, Mahal I.	26 0	...	37 0	23 12	60 12	183 12	100 0	53	53	41
	Do., do. II.	8 0	...	109 0	40 0	149 0	240 0	120 0	50	49	
	Do., do. III.	17 0	42 0	21 0	26 0	89 0	204 0	110 0	54	52	
37	Amgaon, Mahal I.	...	12 0	56 0	21 0	89 0	157 0	80 0	51	51	39
	Do., do. II.	...	...	19 0	25 0	44 0	44 0	25 0	57	57	
38	Rampuri Bairagi...	15 0	67 12	95 0	154 8	317 4	338 4	200 0	59	58	86

Statement giving details of the revised Assessments of the Ramtek Group in the Ramtek Tahsil
of the Nagpur District.—(Concl'd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
39	Nawegaon ..	...	80 0	51 0	51 0	182 0	189 0	100 0	53	53	88
40	Sangrapur ..	4 0	156 0	165 0	110 8	431 8	480 8	289 0	61	60	93
41	Chakorda ..	5 0	28 0	145 0	108 0	281 0	422 0	250 0	59	59	70
42	Panchpaoli ...	...	30 0	48 0	34 0	112 0	116 0	70 0	60	60	93
43	Manapur ..	2 8	50 0	336 8	14 0	400 8	416 0	245 0	59	59	71
44	Bhojapur ...	16 0	129 0	206 0	225 0	560 0	741 0	450 0	61	60	88
45	Bijewara ...	55 0	17 0	120 0	341 0	478 0	712 0	445 0	62	60	122
46	Hiuri ..	...	142 0	187 0	232 12	561 12	812 12	485 0	60	60	99
47	Hiura ...	42 0	238 8	213 0	120 8	572 0	796 8	485 0	61	60	73
48	Kaulapur ...	23 0	121 0	371 8	70 0	562 8	640 8	375 0	58	58	70
49	Baidongri ..	5 0	247 0	81 8	54 0	382 8	442 8	265 0	60	60	70
50	Bhagi ...	2 0	31 0	352 0	305 0	688 0	712 0	400 0	56	56	68
51	Nagardhan ...	533 0	552 8	1,580 0	458 0	2,590 8	3,620 0	2,355 0	65	60	80
52	Dudhala ...	3 0	76 0	124 0	212 0	412 0	464 0	270 0	58	58	70
53	Seonijoshi ...	...	23 8	64 0	13 0	100 8	204 8	125 0	60	60	72
54	Udapur ...	6 8	79 0	110 8	143 4	332 12	456 4	275 0	60	60	90
55	Chichala ...	0 9	261 0	344 0	91 0	696 0	768 9	470 3	60	60	75
56	Ghoti ...	...	26 0	103 0	109 8	238 8	253 8	140 0	55	55	64
57	Hathaori ...	20 0	...	328 0	12 0	340 0	641 8	330 0	51	51	128
58	Chakwi ...	...	90 0	97 0	28 8	215 8	321 8	175 0	55	55	82
59	Hamrapuri ...	3 0	172 0	137 0	283 0	592 0	740 8	430 0	60	58	67
60	Nandapuri ...	12 0	200 0	430 0	194 0	824 0	917 8	585 0	58	58	71
61	Niharwani ...	...	16 0	181 8	57 8	255 0	288 0	150 0	52	52	60
62	Lohdongri ...	4 0	300 0	...	174 0	474 0	750 0	425 0	57	56	64
63	Panjra ...	...	90 0	...	...	90 0	90 0	50 0	56	56	75
	TOTAL ...	1,644 5	6,285 12	13,983 0	8,901 0	29,169 12	38,134 13	22,349 3	59	57	76

RENT-RATE REPORT FOR THE CHACHAR GROUP OF THE RAMTEK TAHSIL, IN THE NAGPUR DISTRICT.

—:O:—

The Chachar group occupies the southern portion of the Ramtek pargana. It is bounded on the north by the Ramtek group, consisting of the northern half of that pargana; on the east lies the Tarsa-Khat group of the Tarsa pargana; on the south is the Kanhan river, which separates the group from the Nagpur group of the Nagpur tahsil; on the west is the Pench, which divides it from the Bhiugarh pargana. The group covers an area of 110 square miles; and contains 47 villages, partitioned into 58 mahals: the average area of a village is thus 20 square miles, and there is no part of the district, at all events, as far as I have seen, in which there are so many fine large villages contained in a single block.

2. The Chachar group lies on a level and open plain, the flatness of its surface disturbed only by gentle undulations, marking the courses of the small streams which convey its drainage into the Pench and Kanhan rivers. The only streams among these which are important are the Gaotala-Sand from the Ramtek tank, which flows through Chachar and off into the Tarsa-Khat group, where it is generally known as the Tarsa river, and the Kharkariya nala, which flows from the north-east of the group across Kerdi and Nimkhera, south of Chachar and through Narsala to Nana-devi of the Tarsa group, where it joins the Kanhan. The slope of the country is thus to the south-east, and the area drained by the Pench is small in extent and somewhat distinct in character. The traveller to Seoni enters the group from the moment that he has crossed the Kanhan bridge, and leaves it just before he comes to Mansal. The topes which mark each village site afford the only relief to the broad expanse of fields, except in the south-east, where the finely wooded villages of Tekari, Gondegaon, Varar and Kandri, with their numerous wells and gardens, make a most pleasant change from the general flatness of the tract. The group is one of the best portions of the great plain between the Satpuras and the Kanhan, and is a fine wheat tract, except for the villages on the banks of the Kanhan and those which are drained directly by the Pench on the west. These great rivers with their deep beds drain the areas on their immediate banks too well for wheat to grow, excellent though the soil be for many crops.

3. The population of the group has risen but little since last Settlement, from 19,931 to 20,932, or by 1,000 souls, or 5 per cent. The tract was closely occupied then, and there was not much scope for increase. Although the group contains so many large villages, yet as each village has so large an area attached to it, the pressure of population to the square mile is not at all high, and stands at only 190. On the cultivated square mile even there are only 232 souls, but there are only two 'rith' villages in the whole group. Excepting only the few villages near Kampti, the small towns and large villages are almost entirely agricultural. The villages on the Kampti side contain a good many Mahars and persons engaged in the carrying trade.

The following are the principle villages, with their populations, according to the recent Census:—

			At Settle- ment.	By the last Census.
			No.	No.
Chachar	...	...	1,564	1 699
Tekari	...	...	1,279	1,165
Gondegaon	...	...	1,254	952
Satak	...	...	758	999
Kampti (old)	...	...	872	998
Kheri	...	...	519	724
Kandri	...	...	776	723
Amri	...	...	615	675
Ajni	...	...	596	604

Besides these Gangnala and Khandala have populations of over 500, and Borda has 499. It will be noticed what a marked decline has taken place in the non-agricultural villages near Kampti, of Gondegaon, Tekari and Kandri; while the populations of the agricultural villages further removed show a substantial increase.

4. The group adjoins Kampti and with the Kanhan bridged requires no other market, and there is no weekly-bazar held except a small one at Chachar. But there is no group which is better situated: the great northern road runs up the centre from Pipri to Munsur, and there is the old road from Kampti to Ramtek direct, passing *via* Satak; while cross-country tracks from every village to Kampti on the one side and Ramtek on the other form a net-work of cart-roads all over the group. Then the Bengal-Nagpur Railway has a station at Salwa, a little south of Chachar, and the route from Salwa to Ramtek is the quickest means of communication between Ramtek and Nagpur. The road from Ramtek to Parsooni-joins Nayakund on the north-west of the group to the Seoni road. The cultivator who rises with the sun in the remotest corner of the group, can be in Kampti market by 9 or 10 A. M., and there is no group with better trade facilities in the whole district, nor one where, *ceteris paribus*, the cultivators should be

There is no kali soil at all in the group, for which I can after inspecting all the villages of the group personally vouch. The Amins at last Settlement classed 36,000 acres as kali, of which 8,000 acres they placed in the first class. They seemed to think it their duty to class some soil in every village as kali, and in the then Settlement Officer's notes, it is not seldom stated that the Amins had mistaken bardī for kali and *vice versa*. Their mistakes were not rectified by revision, but by allowances made in valuing the assets, and the erroneous classes remained unchanged to serve as a basis for subsequent partitions. Morand I soil only amounts to 6 per cent, but what there is, is of excellent quality. Morand II occupies 70 per cent, and is also excellent of its kind. There are some 70 acres of kachhar land and poor lands consisting of non-wheat-bearing khardi, retari by the river's banks, and a little bardī altogether only make up 10 per cent of the area in cultivation.

7. The distribution of land according to the uses to which it is or can be put, shows the following result—

			Per cent.
Wheat land	...	...	83
Rice land	...	...	1
Garden land	...	...	1
Minor crop land	...	...	15
Total			100

The classing of wheat land by position shows that about 1 per cent is embanked—that khari and lawn make up another 1 per cent—and that ordinary land amounts to 87 per cent—so that 89 per cent of the wheat land is in ordinary or favourable positions; leaving 11 per cent subject to defects. Of this about three-sevenths is pathar against four-sevenths wahuri, and there is no rān whatsoever.

Rice land as occupying only 1 per cent is unimportant, but what there is, is of most superior quality, nearly all being double-cropped, and on good soil. Out of 612 acres 25 per cent is on morand I; 39 per cent on morand II; while khardi accounts for the remainder, or 36 per cent.

It is classed by position as—

			Per cent.
Irrigable	...	...	39
Unirrigable.—			
Flat	...	...	58
Low-lying or jbilan	...	...	3
Total			100

The garden land is chiefly confined to Gondegaon and Tekarīt and does not call for much remark.

Non-wheat lands here are of some importance, for the area on the PENCH and Kanhan produce fine kharif crops, and this land when near Kampti is in great demand. Non-wheat lands are thus distributed between the various soils—

			Per cent.
Morand I	...	...	8
Do. II	...	...	29
Khardi	...	...	61
Retari	...	...	5
Bardi	...	...	2
Total			100

Khari land aggregates 655 acres, on 15 acres to the inhabited village. The proportion of khari land in each class to the total land of that class is the largest in the case of garden land, of which over 13 per cent is khari.

8. The cropping details of the group as at last Settlement and at Present, are next given :—

Crops.	Area at Settlement.	Area at Present.	Percentage to total cropped area.
	Acres.	Acres.	
Wheat	25,325	25,325	41·5
Juari	10,123	3,905	} 23·5
Juari-Tur	10,359	9,208	
Linseed	2,697	7,169	13
Tur	1,000	2,979	5
Til	57	2,687	4·5
Gram	1,277	1,608	3
Lac	313	1,024	2
Rice	416	627	1
Cotton and Cotton-tur	64	464	·75
Chillies	14	427	·75
Other crops	971	3,276	6
Total	52,621	56,649	101
Double cropped ... ..	.....	545	1
Net cropped area	52,621	56,104	100

About 33 per cent consists of kharif crops, and the balance is made up of rabi and garden crops. It is extremely doubtful whether the crop statement of the last Settlement is correct, the probability being that wheat alone was put down for every field in which it was the principal crop. In this way it came to be over-stated; but the general purport of the comparison is probably fairly correct, i. e., the substitution of gram, oilseed and lac for much of the juari. The wheat is throughout of excellent quality, and the juari on the Pench is also fine; while it will be noticed that some cotton cultivation has sprung up in that corner of the group. Wheat covers exactly 50 per cent of the wheat land, quite as high a proportion as could be expected with so many rotation crops. Chillies are also worthy of mention, and are a most valuable crop. Among other crops are noticeable castor, covering 298 acres, and the hot-weather juari 374 acres. Altogether the group is rather superior in respect of its cropping, producing as it does a substantial proportion of kharif crops of good quality.

9. The next subject is that of tenures, of which details are given in the usual table :—

	HELD BY MALGUZARS.				HELD BY MALIK-MAK-BUZAS.		HELD BY REVENUE-FREE GRANTEES.		HELD BY ABSOLUTE OCCUPANCY TENANTS.		HELD BY OCCUPANCY TENANTS.		Held by superior tenants of class in ordinary tenant right.	HELD BY ORDINARY TENANTS.		HELD BY RENT-FREE OR BY PRIVILEGED TENANTS.		Total occupied area (to agree with column 6 of Statement V).
	As sir.	Other than sir.	Total.	Area of total leased.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.		No. of hold-ings.	Area.	As grant from malguzar.	In lieu of service.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	3,058-62	769-67	3,817-69	313-90	196	2,946-61	125	866-08	576	14,063-81	1,296	29,258-56	3,846-41	481	9,296-57	21-02	617-22	61,223-91
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	6	...	...	...	...	...	22	...	46	...	...	...	14	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	3,723-39	...	3,723-39	...	...	2,367-24	...	1,327-14	...	15,703-56	...	14,025-94	33-75	...	24,009-67	...	615-41	61,805-10

The area held by proprietors is surprisingly small, being about on a par with what is found in some of the groups of the Nagpur tahsil near Nagpur. Most of the proprietors, as will be stated latter on, are non-resident. Mahk-makbuzas hold under 5 per cent in this group, and are concentrated in the villages near Kampti. There are still 125 revenue-free holdings remaining. Altogether 12 per cent is held by proprietors, and 88 per cent by tenants. Of this tenant area one-fourth is held in absolute occupancy right, and the area subject to this right has decreased by only 10 per cent. The smallness of the decrease recalls to us the figures of the best groups dealt with, i. e., Waroda and Kalmeshwar. The area held in occupancy right has more than doubled, and now occupies 46 per cent of the occupied area, equal to 52 per cent of the tenant area.

But the loss of the old occupancy right has been very small here, and out of the 514 holdings of the last Settlement, no fewer than 405 still continue to the holders or their heirs—the decrease being only 21 per cent. Satisfactory increase in protected tenant. The area held by protected tenants has increased by about 50 per cent, and amounts to 69 per cent of the occupied area and 77 per cent of the tenant area. And these tenants further hold 3,346 acres in ordinary right, so that the area held by ordinary tenants holding in no other right amounts to only 14 per cent of the occupied area, or 16 per cent of the tenant area. The average size of holdings amount to 24 acres in the case of absolute occupancy tenants, 23 for occupancy tenants and 19 for ordinary tenants. The statistics of tenure thus fully bear out the superiority of the group in Soils, Crops and Trade facilities.

10. The number of each caste represented among the proprietors with the number of villages held by them is of interest :—

Caste.	No.	No. of Villages.
Brahmins ...	39	19
Kunbis ...	16	2
Marathas ...	9	10
Kirars ...	8	4
Barhais ...	4	2
Teli ...	1	2
Mahomedans ...	2	2
Pardishis ...	2	1

A Lodhi, a Telanga, a Chitnavis, a Marwari and a Temple each holds one, making the total 47.

All the proprietors except the Teli and the Kunbis are non-resident, though some of the Brahmins reside for short periods. The proprietary body in the group include the proprietors of the Bhonsla Estate, who own the villages of Bori, old Kampti, Rohna and Pipri on 'makta' tenure. Sehora belongs to the Sansthanik Estate, and Ahilaji Ahir Rao owns the 'mokasa' village of Chachar, the largest village in area in the whole district, covering over 7,000 acres: all these are managed by the Court of Wards. Amongst other proprietors are Atmaram Talatule, the wealthy Parseoni money-lender, who owns Ajoi; Raoji, Teli, of Nimkhera, a gentleman, who pays over Rs. 100 Income-tax; Gaupat Rao Ghatate and his cousin Govind Sono; the aged Maulvi Syed Ahmed of Nagpur; Bhao, patel, of Virsi; Ratanchand, Marwari, of Kampti; Gopal Rao Madho Panditji; a Barhai of Kampti owning Gondegaon and Nandgaon. The Pardishi-Brahmins of Nayakund owning also Mhasdchi; Naoloji Rao Gujar and many others. Only a few are in debt, and this merely as the result of extravagance. The relations of landlords with their tenants are in no way remarkable. Bhac, patel, has managed to set his Nilaj tenants against him, as he does in all his villages, and Ratanchand, Marwari, has enhanced some ordinary tenants in Satak and Varar to an unconscionable extent, but for the rest the treatment of tenants is just as usual—no better and no worse. There is not much use in expecting much active beneficence from the landlords, and it is something, if instances of active mischief are of rare occurrence. The average landlord does not interfere much with the tenant, except where their interests clash, and the landlords of this group have not, as a rule, much cultivation, and are merely receivers of rents. Where a man on the one hand does not rack-rent and on the other is not weakly indulgent or careless, tenants get on very well. The landlords of this group, excepting that the cultivating proprietors are but little represented, are a fairly typical lot.

11. The castes of the tenants, with the numbers of each are stated in the next table.
The best cultivating castes are, it will be seen, very strongly represented :—

Castes of tenants.

Caste.	Number.	Caste.	Number.
Kunbis ...	701	Gonds ...	24
Telis ...	265	Sunars ...	19
Kirars ...	219	Dhobis ...	18
Lodhis ...	212	Kalars ...	16
Mahars ...	185	Marathas ...	14
Brahmins ...	130	Marwaris ...	10
Malis ...	93	Others ...	103
Nais ...	41		
Barbais ...	24	Total ...	2,029

The chief castes who are all excellent cultivators are the Kunbis, Telis, Kirars, Lodhis and Malis, and they number 1,490, or 73 per cent of the total cultivators. In the bulk of the Nagpur and Umrer tahsils Kunbis and Telis are the only large cultivating castes represented, and the presence of so many Lodhis and Kirars in this group make the agriculturists of this tract an unusually self-reliant lot.

12. The classing of tenants by their means and condition also gives interesting results, as shown in the next table :—

Class.	Description.	No.	Percentage of total.
A.	Well off: lending money and grain ...	77	4
B.	Well-to-do, and not in debt ...	334	16
C.	Average cultivators with some, but not excessive debt ...	1,923	65
D.	Very poor or much indebted, or with holdings mortgaged ...	295	15
	Total ...	2,029	100

The standard of comfort is high, and the C class are well circumstanced. It would give an excellent idea of the progress of a village or tract if after five years the tenants were re-classed, and it would teach us much of the vicissitudes of the life of an agriculturist, of which we have at present so little information. Although about 80 per cent of the tenants are in debt, still the number deeply involved is very small—only 15 per cent—and this fact coupled with the undoubtedly high standard of comfort in the tract, and the large proportion of the strongest cultivating castes which it contains, affords a satisfactory indication of the stability of its agriculture. Lands lying so close to Kampti are a strong attraction to the money-lender, and the cultivator can always borrow without the smallest difficulty, so that this is a group where the condition of the cultivator requires careful watching. As yet there is certainly nothing alarming about it.

13. In the past only 33 absolute occupancy holdings and 18 occupancy holdings have changed hands, amounting to less than 6 per cent of the former and 2 per cent of the latter, and as some of these have been purchased by cultivators, the amount of land so far seized by money-lenders is not large. Transfers of land have not been at all numerous, and number only six villages and shares in four others. The displaced proprietors are in nearly all the cases Brahmins. The prices are in no way remarkable.

14. The next subject usually dealt with in these reports is that of Rent-rate and Assets, but in order to avoid repetition I will deal with rents and assets along with incidences, and pass on to notice the factors used. The factors employed are the factors sanctioned for the district except that in the villages along the banks of the Karmun and Pench, where kharif crops flourish, the mutafarikat factors are raised a little, as in the Tarsa-Khat group, i. e. :—

Morand II mutafarikat	...	14 to 16.
Khardi mutafarikat	...	8 to 10.
Ritari mutafarikat	...	5 to 8.

The superiority of the kharif crops of this part of the group is well-marked, and there can be no doubt about the safety of the enhanced factors; indeed they are really too low and are not raised more merely as a precaution against over-valuing poor land. The general superiority of these lands can further be given effect to in the rates adopted for the village, as will presently be seen.

15. The details of rents and incidences can best be considered together. The acreage, rates of rent and the incidences for soil-unit as well as the rise since last Settlement can all be seen from the figures tabulated below:—

Class of Cultivator.	Present rental.	RATES PER ACRE.		Rise per cent since Settlement.	Present unit incidence.
		At Settlement.	At Present.		
	Rs. a. p.	Rs. a. p.	Rs. a. p.		
Absolute occupancy	14,323 15 0	1 0 8	1 0 4	...	84
Occupancy	30,656 12 4	0 13 10	1 0 9	21	89
Ordinary	16,903 15 5	0 14 2	1 5 5	51	118
All round ..	61,884 10 9	0 14 9	1 1 8	20	94
Occupancy-cum-ordinary ..	47,560 11 9	0 14 1	1 2 2	29	98

The figures bear a close resemblance to those of the Nagpur groups near Nagpur, *i. e.*, there has been a substantial rise in ordinary rents, but a small rise only all round, and the incidences also closely resemble those of groups near Nagpur. But a reference to the details of village incidences will show that there are some striking inequalities in the pitch of rents requiring most careful consideration:—

Incidence.	No. of Villages.	Incidence.	No. of Villages.
50 to 60	2	.....	...
60 „ 70	8	.....	...
70 „ 80	8	170 to 180	1
80 „ 90	7	180 „ 190	3
90 „ 100	4	.....	...
100 „ 110	4	.....	...
110 „ 120	2	210 to 220	1
120 „ 130	2	220 „ 230	1
130 „ 140	2		
140 „ 150	2	Total ...	47

If we accept the ordinary incidence of 118 as roughly indicating a fair rental pressure, on an average the incidences may be divided into those below 120 and those above 120. It will be seen that in 36 villages three-fourths of the whole number, the incidences are below 120, and that those of the remaining fourth cover a very wide range above it.

16. In the small map of the group sent in, the villages with incidences above 120 are shaded off with cross lines, and they will be found to be the following villages:—

High-rented villages near,
Kampti.

Village.	Incidence.	Rise in rate since Settlement.
		Per cent.
Sehora ...	123	8
Tekari ...	130	6
Nilaj ...	136	41
Yesambha ...	141	10
Shughardip ...	147	3
Rohna ...	176	4
Varar ...	181	37
Bakhari ...	182	1
Kampti ...	183	4
Gondegaon ...	217	4
Pipri ...	228	16

These facts may be noted about these villages—

- (a) that they are all on or near the Kanhan or Penoh rivers ;
- (b) that they are all near Kampti ;
- (c) that they all contain large areas of non-wheat-bearing land ;
- (d) that with the exception of Nilaj and Varar, the past rise in rent-rate has not been large in them.

And the question for decision is, are the rents in these villages too high, do they need to be reduced or can they on price grounds be enhanced? A criticism which might be offered is that the factors for non-wheat land are too low, and hence the incidences are too high. There may be some truth in this criticism, but the question whether the factors should have been further raised for the non-wheat lands is itself dependent upon the decision whether the rent in these villages which would justify factors are not themselves too high.

17. We may, I think, cut Nilaj out of the list first : it belongs to Bhao patel, who has enhanced rents a good deal, and its incidence is not out of the way high. Tekari also may be left out : I will refer to it again. With a view to arriving at a decision whether the rents are too high, I propose to make two comparisons between these 9 villages, and the remaining 38 of the group, i. e.—

- (a) as to the arrears of rent ;
- (b) as to the classes of tenants in these villages.

The comparison is shown below :—

	Rental arrears.	Percentage to total rents.	Percentage of each class of tenant to total.			
			A.	B.	C.	D.
Nine villages above stated ...	Rs. 1,158	8	6	8	68	18
Rest of the group ...	2,576	5	3	18	65	14

These figures show conclusively that in these nine villages the tenants are poorer than in the rest of the group, whereas they ought to be better off, and the way in which D outnumber B in them is significant of the same fact; while the larger number of A class tenants rather indicates holdings fallen to money-lenders than a rich tenantry.

Acreage rates are also very high in these non-wheat villages, thus—

			Rs.	a.	p.
Bakheri	...	...	1	4	8
Yesambha	...	...	1	8	1
Gondegaon	...	...	1	12	8
Kampti	...	...	1	3	3
Rohna	...	...	1	5	4
Varar	...	...	3	0	8
Pipri	...	...	1	11	10
Compare highest-paying wheat village (Salwa.)	...	...	1	11	2
All-round rate of group	...	...	1	1	8

18. In Varar, Gondegaon, Tekari and Kandri the fields have so many trees in them that from time immemorial the tenant of the fields, be he ordinary only, takes all the produce of the trees ; while the owner of the trees if there be one, is merely entitled to the wood if the tree dries up or is blown down. This practice upsets the true pressure of the rental in these villages, for

the tenants are in many cases paying high rent, simply because of the profits they derive from fruit; while their agricultural profits are probably less. In the case of these villages I have proposed a rate lower than I should have otherwise done, and will adjust the rental with reference also to the produce which the tenants enjoy.

19. On the whole, it may be said, that the rents in these villages require some relief, and that they have been forced up owing to competition for land in the neighbourhood of Kampti. At the same time the arrears are not so large, and the tenants not so poor as to indicate that the rents in these villages are excessive to the full extent by which their incidences exceed the average of the group. Undoubtedly the juari grown here is above the average of that usually grown in the group, and undoubtedly situated as they are on the borders of the town of Kampti, these villages enjoy a superior position to that of the bulk of the group, so that for the purpose of fixation of a rate they may fairly be taken as being above the average.

Standard rate.

20. The standard rate has still to be fixed, and based on strict price grounds, the rate which the incidence of each class could point to, is as follows—

Absolute occupancy	...	...	1.25
Occupancy	...	...	1.12
Ordinary	...	...	1.17
All-round	...	...	1.17
Occupancy-cum-ordinary	...	...	1.14

A standard of 1.15 is the rate which I would select, for although incidences of several villages are low, the incidence of the group is raised, as we have seen, by nine villages in which rents are rather too high, and the standard of 1.15 will allow of very adequate enhancement in all the low-paying villages. A standard of 1.15 was adopted in the case of the Bori and Hingna groups which stand in the same proximity to Nagpur and the railway, as Chachar does to Kampti and the railway. The maximum enhancements which the standard rate would be likely to give, are:—

			Per cent.
Absolute occupancy rents	...	...	36
Occupancy rents	...	...	28
Ordinary	...	...	3
All-round	...	...	22

21. The village rates which I propose, are tabulated below:—

Village rates proposed.

Rate.	No. of Villages.
75	2
80	5
85	3
90	5
95	2
1.00	6
1.05	4
1.10	2
1.15	3
1.30	1
1.35	8
1.50	6

The range of rates is rather wide and the force of circumstances has obliged me practically to divide the villages into 14 classes, but the rates which exceed the standard are not calculated to yield much enhancement, except in the case of the superior villages of Yesambha and Khanda, which are good wheat villages. In the four villages, where trees have to be considered, I have proposed 1.35 in place of 1.50, which the figures would otherwise have justified, and the maximum rate of 1.50 is reserved, for those villages near Kampti which are, as I have tried to show, above the average of the group, although their present rents are too high. There will be no rent enhancement in these few villages. The numerous cases in which rates below the standard rate are selected are explained by the present low incidences, and not by any inherent inferiority which is capable of demonstration. On the whole, the average of the rates adopted is 1.08, so that the enhancement obtained will be something under the possible maximum, according to the standard rate.

22. The last subject for discussion is that of assets; the present and former assets being compared in the usual table. Sir is valued at the all-round rate in each case, and a Sivai which is trifling, is left out of account.

	ASSETS.		Increase.
	At former Settlement.	At Present.	
	Rs. a. p.	Rs. a. p.	Per cent.
Cash ...	52,969 7 6	65,208 5 9	24
Value of sir and service land ..	3,538 12 4	4,926 11 2	42
Total ...	56,508 8 10	70,835 0 11	25

An increase of 4 per cent in the occupied area and of 20 per cent in the acreage rental results in this 25 per cent increase of assets,—as large a rise as is commonly found in the old cultivated tracts close to Nagpur.

23. The revenue then assessed fell at Rs. 42,513-5-0, and absorbed 75 per cent of the then assets, and as in so many large villages near Kampti (where the high rental was accompanied, if not partly due to the high revenue demand), little or no revenue enhancement will be feasible. Revenue incidence and probable revenue enhancement. I think that Government will be fortunate if the revenue enhancement in this group amounts to over 20 per cent, and it will probably be about as much as has been imposed in the group of the Nagpur tahsil.

24. In conclusion I compare the Chachar group with the Tarsa-Khat and Kodamendi groups, already disposed of in this tahsil :—

Group.	Total area.	PERCENTAGE OF TOTAL.		Percentage of Wheat land.	PERCENTAGE TO CROPPED AREA OF—		
		Occupied.	Cultivated.		Wheat.	Juari.	Rice.
1	2	3	4	5	6	7	8
	Square miles.						
Tarsa-Khat ...	111	90	77	88	48	18	8
Kodamendi ...	110	90	73	85.5	48	13	6
Chachar (Under report) ...	110	91	81	83	41.5	23.5	1

Group.	INCREASE PER CENT.		Rent-rate per acre.	Rise in rent-rate	Unit incidence.	Standard rate.	PRESSURE OF POPULATION.	
	In occupied area.	In cultivated area.					To total square mile.	To cultivated square mile.
			Rs. a. p.	Percent.				
Tarsa-Khat ...	2	9	0 12 9	25	69	85	194	253
Kodamendi ...	1	9	0 12 11	32	78	90	182	247
Chachar (Under report).	4	7	1 1 8	20	94	115	190	232

The marked difference in the rental pressure of the Chachar group, as compared with those of the Tarsa-Khat and Kodamendhi groups is, I think, due to the fact that from a very long period there must have been great competition for the land near Kampti and on the great northern road; while the Tarsa pargana represented at that time a remote portion of the district.

NAGPUR :
Dated the 28th September 1893. }

R. H. CRADDOCK,
Settlement Officer.

—:0:—

RENT-RATE REPORT FOR THE CHACHAR GROUP OF THE RAMTEK TAHSIL, IN THE
NAGPUR DISTRICT.

—:0:—

No. C-390, dated the 13th October 1893.

Submitted to the Revenue Secretary to the Chief Commissioner.

The group includes one of the most valuable pieces of country in the Nagpur district, and has been benefited in a special degree by the Great Indian Peninsula and Bengal-Nagpur Railways. It was closely cultivated at last Settlement, and the area in cultivation has made but little extension. The acreage rent-rate of all classes of ryots taken together has risen by 20 per cent. Save in a few villages, in the immediate vicinity of Kampti Cantonment, rents are exceedingly low. The Settlement Officer is inclined to believe that in these few villages the ryots pay rather too high, but the results of the comparison he institutes to maintain this view are not very striking, and I can say from our own experience that the rates are much below what land in the neighbourhood of Nagpur commands in the market.

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2. The standard rate adopted is 1.15, which, if strictly used, would give an all round enhancement of 22 per cent. The Settlement Officer's village rates will, however, in the aggregate yield considerably less than this, and having regard to the circumstances of the group, and to the degree in which it has been enriched by railway construction, I consider that his proposals are exceedingly lenient. Accepting 1.15 as the standard, I would work up to it more strictly, and in this view I have suggested some changes in the village rates.

3. The Settlement Officer should not reduce existing rents, mainly because they exceed the very moderate standard adopted for purposes of enhancement. I do not consider that his figures show that in the highest rented villages the rent-rates are on the whole exorbitant, having regard to the special advantages of the land which pays them. He should only lower payments now made when they are clearly so high as to trench unduly on cultivating profits, and not merely on the ground that they are out of accord with his rent calculation.

J. B. FULLER,

Commissioner of Settlements and Agriculture,

Central Provinces.

STATEMENT A.— Chachar Group of the Ramtek Tahsil, Nagpur District.

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.	
1		3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
1 301	Nayekund ...	1,411 0 0	113 13 1	1,524 13 1	1,400 0	92	2,181 11 6	292 8 4	2,474 3 10	949 0 0	62	4
2 375	Amri ...	1,209 0 0	25 2 5	1,234 2 5	900 0	73	1,403 6 0	73 1 2	1,476 7 2	242 4 9	16	4
3 448	Satak, Mahal I. }						1,061 9 0	13 2	1,062 6 2			
	Do., do., II. }	2,131 4 0	107 6 5	2,238 10 5	1,800 0	80	1,050 4 0	15 13 8	1,066 1 8	1,001 11 1	48	2
	Do., do., III. }						1,014 4 0	97 9 8	1,111 13 8			
4 449	Dumri Kalan ...	513 14 0	130 4 7	644 2 7	500 0	78	562 10 0	269 13 11	832 7 11	188 5 4	29	5
5 306	Khandala ...	1,225 7 0	138 11 3	1,364 2 3	1,200 0	88	2,131 12 0	100 9 6	2,232 5 0	888 3 3	68	12
6 305	Dumri Khurd ...	334 12 0	111 9 0	446 5 0	400 0	90	615 0 0	95 15 1	710 15 1	264 10 1	59	18
7 304	Nandgaon ...	998 5 0	55 14 8	1,054 3 8	800 0	76	1,213 5 0	178 4 8	1,391 9 8	337 6 0	32	18
8 450	Kerdi ...	906 0 0	59 2 4	965 2 4	700 0	73	1,064 8 0	93 5 5	1,157 13 5	192 11 1	20	15
9 447	Telankheri ...	591 8 0	55 13 10	647 5 10	500 0	77	499 12 0	106 2 0	605 14 0	41 7 10	—6	1
10 369	Banpuri ...	923 8 0	156 12 9	1,080 4 0	825 0	76	1,515 1 6	152 12 8	1,667 14 2	587 9 5	51	12
11 370	Ajni ...	1,323 0 0	93 6 8	1,416 6 8	1,000 0	70	1,469 0 0	87 4 2	1,556 4 2	139 13 6	10	14
12 409	Nerla ...	984 0 0	66 3 3	1,050 3 3	840 0	80	1,708 0 0	56 1 6	1,764 1 6	713 14 3	68	33
13 443	Chachar ...	4,283 4 0	133 12 1	4,417 0 1	3,600 0	82	6,215 4 0	41 13 11	6,257 1 11	1,840 1 10	42	5
14 474	Khandala ...						600 0 0	6 10 11	606 10 11			
	Do., Mahal I. }	552 8 0	81 0 6	633 8 6	500 0	79				2,475 13 9	75	6
	Do., do., II. }						399 0 0	103 11 4	502 11 4			

STATEMENT A. — Chachar Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and musafi land.	Total.			Cash.	Estimated value of sir, khudkasht and musafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
15 476	Hiura	470 8 0	76 15 6	547 7 6	400 0	73	704 9 6	185 4 8	889 14 2	342 6 8	62	54
16 477	Narsala	695 0 0	63 3 0	758 3 0	550 0	73	956 9 6	280 15 10	1,237 9 4	479 6 4	62	6
17 480	Kopra	247 0 0	34 7 0	281 7 0	200 0	71	291 0 0	107 1 1	398 1 1	116 10 1	42	— 9
18 479	Kumbhapur	605 4 0	38 12 0	644 0 0	511 0	79	662 8 0	72 4 4	734 12 4	90 12 4	14	—11
19 543	Singhori	462 10 0	26 1 9	488 11 9	363 0	72	534 10 0	33 8 0	568 2 0	79 6 3	16	2
20 471	Singhardip	405 8 0	6 11 3	412 3 3	333 5	81	430 12 0	7 1 8	437 13 8	25 10 5	6	—3
21 472	Bori	503 12 0	33 8 0	537 8 0	400 0	74	724 8 0	15 8 9	740 0 9	202 12 0	38	—7
22 473	Gangnala	931 0 0	40 11 0	971 11 0	750 0	77	1,378 0 0	42 5 1	1,420 5 1	448 10 1	40	7
23 469	Salwa	625 8 0	153 1 1	783 9 1	550 0	70	864 0 0	226 5 4	1,090 5 4	306 12 2	39	—4
24 468	Khopri	474 4 0	164 5 3	638 9 3	450 0	70	683 8 0	167 1 1	850 9 0	211 15 9	33	5
25 467	Yesambha	904 0 0	39 2 1	943 2 1	700 0	74	998 0 9	11 3 2	1,009 3 11	66 1 10	7	6
26 470	Nilaj	1,043 0 0	25 12 5	1,068 12 5	763 0	71	1,456 0 0	89 0 4	1,545 10 4	476 13 11	45	1
27 462	Khandala	1,347 0 0	8 4 11	1,355 4 11	800 0	59	1,528 10 0	14 14 2	1,543 8 2	188 3 2	13	4
28 465	Hiuri, Mahal I.	732 4 0	112 9 10	854 13 10	700 0	82	425 0 0	73 5 3	498 5 3	88 10 5	10	—6
	Do., do., II						385 4 0	59 15 0	445 3 0			
29 466	Gowha	255 0 0	16 11 3	271 11 3	200 0	74	323 12 0	5 7 0	329 3 0	57 7 9	—21	—5
30 464	Kheri, Mahal I.	944 12 0	57 12 10	1,002 8 10	775 0	77	946 0 0	49 5 9	995 5 9	—7 3 1	1	3
	Do., do., II	903 10 0	34 5 5	937 15 5	775 0	83	1,003 0 0	...	1,008 0 0	70 0 7	7	3

STATEMENT A.—Chachar Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and musafi land.	Total.			Cash.	Estimated value of sir, khudkasht and musafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
31 445	Bori Rani ...	608 8 0	85 13 10	694 5 10	475 0	68	687 0 0	95 14 1	782 14 1	88 8 3	18	18
32 446	Nimkhera, Mahal I ...	720 0 0	87 1 5	807 1 5	620 0	77	403 0 0	20 14 8	423 14 8	145 14 8	18	7
	Do., do. II.						394 0 0	135 1 5	529 1 5			
33 451	Panjra, Mahal I ...	207 8 0	54 7 8	261 15 8	165 0	63	143 0 0	32 3 5	175 3 5	95 10 0	36	3
	Do., do. II.						166 0 0	16 6 3	182 6 3			
34 452	Chandpa ...	323 8 0	132 5 8	480 13 8	370 0	77	588 8 0	60 3 9	648 11 9	167 14 1	35	15
35 464	Borda ...	1,172 0 0	44 5 5	1,216 5 5	1,000	84	1,408 0 0	113 15 0	1,551 15 0	335 9 7	28	14
36 463	Kandri ...	2,266 12 0	44 2 11	2,210 14 11	1,700 0	74	2,416 6 0	6 4 5	2,432 10 5	121 11 6	5	9
37 461	Sehora ...	826 4 0	38 0 1	864 4 1	500 0	58	920 4 3	27 0 1	947 4 4	83 0 0	10	2
38 460	Pipri ...	1,246 0 0	31 13 4	1,277 13 4	900 0	70	1,472 3 3	39 6 6	1,511 9 9	233 12 5	18	-10
39 459	Tekari ...	4,474 6 0	38 12 10	4,513 3 4	3,000 0	66	4,339 6 6	394 2 8	4,533 9 2	20 5 10	...	...
40 453	Wagholi, Mahal I ...	385 12 0	290 4 0	676 0 0	600 0	89	113 6 0	39 11 4	153 1 4	86 4 0	13	10
	Do., do. II.						118 15 5	...	118 15 5			
	Do., do. III.						95 8 0	13 14 9	109 6 9			
	Do., do. IV.						91 3 0	49 1 0	140 4 0			
	Do., do. V.						80 4 0	37 13 7	118 1 7			
	Do., do. VI.						97 12 0	24 10 11	122 6 11			
41 458	Varar ...	2,434 4 0	32 8 1	2,466 12 1	1,800 0	73	2,933 2 7	240 6 7	3,173 9 2	706 13 1	29	Nil.

STATEMENT A.—Chachar Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	ASSETS AT LAST SETTLEMENT.			Revenue.	Percentage on assets.	ASSETS AT PRESENT.			Increase in assets since last Settlement.		Increase per cent in cultivation.
		Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.	
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.	Rs.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
42 457	Gondegaon ...	2,885 2 0	64 15 6	2,950 1 6	2,300 0	78	3,120 14 0	92 7 9	3,213 5 9	263 4 8	9	Nil.
43 456	Kampti (Old) ...	1,242 8 0	35 15 2	1,277 13 2	1,008 0	86	1,508 0 0	39 6 6	1,547 6 6	269 9 3	21	1
44 455	Rohna ...	1,997 12 0	25 0 9	2,022 12 9	1,400 0	69	2,217 8 0	27 2 7	2,244 10 7	221 18 10	11	1
45 464	Yesambha ...	1,264 8 0	22 7 5	1,286 15 5	900 0	70	1,350 6 0	25 8 8	1,375 14 8	88 15 8	7	-7
46 303	Bakhari ...	1,064 5 0	21 2 5	1,085 7 5	750 0	69	1,174 4 0	21 12 0	1,195 0 0	107 8 7	10	13
47 302	Mhasdehi ...	908 0 0	190 9 4	1,098 9 4	750 0	68	1,234 4 0	129 7 10	1,363 11 10	265 2 6	24	25
	GRAND TOTAL ...	52,900 17 6	3,538 12 4	56,508 3 10	42,513 5	75	65,908 5 9	4,926 11 2	70,835 0 11	14,326 18 1	28	7

STATEMENT B.— Showing the scale of factors adopted for the Chachar Group of the Ramtek Tahsil, Nagpur District.

Class of soil.	WHEAT LAND.										RICE LAND.						GARDEN LAND.				MINOR CROPS.	
	Ordinary.	Lawn.	Khari.	Baudhia.	Bandhan.	Pathar.	Waburi.	Irrigable.	Khari irrigable.	Rán.	Khari irrigable.	—20 p. c.	—40 p. c.	Irrigable.	Khari irrigable.	Ordinary.	Khari.	Barani.	Ordinary.	Khari.	Ordinary.	Khari.
Kali II	36	40	64	36	40	29	18	36	64	29	64	29	...	...	...	...	72	76	36	64	...	...
Morand I	32	38	56	32	38	26	16	32	56	26	56	26	...	...	...	...	64	68	32	56	20	45
Do., II	24	28	42	24	28	19	16	24	42	19	42	19	...	...	...	...	48	51	24	42	14	35
Khardi Gohari	16	19	28	16	19	14	14	16	28	12	...	...	...	...	...	...	32	33	16	28	...	...
Do., Mufarikat	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	32	33	8	16	8	24
Bardi	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	10	11	5	10	5	10
Retari	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	10	11	8	16	8	10
Kachhar	36	...	...	...	...	...	...	...	...	29	...	...	...	...	...	...	72	...	45	...	...	...

STATEMENT C.—Chachar Group of the Ramtek Tahsil, Nagpur District.

Serial and Settlement No.	Name of Village and Mabal.	At last Settlement.			At Present.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit proposed and sanctioned.	Unit-rate.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
1 201	Nayekund ... Occupancy ... Ordinary All round Occupancy cum-ordinary Matik-makbuza	Absolute occupancy	166 85	153 8 4	0 14 9	80 49	55 12 0	0 11 3	59	Ryot 1 05 Sir 1 15	This is a considerable village on the Pench river in the north-west corner of the group. The western and north-western portion is a mass of ravines and nals, with scrub and high land, and here and there with patches of kachbar, but to the east of the village is some wheat land of good quality, and the fields immediately adjoining the village are morand 1, and yield fine crops; for the rest the wheat land is fair, but of rather uneven surface. The village site seems an average one only. Morand is the chief soil, and covers 1,740 acres. Wheat grows on 620 acres, and juar on 360 acres. Some up-country Brahmins are the proprietors. There are 86 tenants in all, of whom 46 reside; the rest come from Mahadula, Palora, Anori, &c. Lodhis number 28, Kachis 18, Par-dehi-Brahmins 11, Kirars 7, Kumbis 9, &c. The classes are A 3, B 25, C 62 and D 6; an exceedingly good lot. The D class tenants have mortgaged their holdings. There were Rs. 82 in arrears, owing to the bad season of 1891-92, but generally there are no arrears. Cultivation has increased by 41 per cent, and assets have risen by 62 per cent. Rent-rates seem generally high enough. Areas have changed between the tenures, and a good deal of absolute occupancy area has been included to the malguzars; occupancy-cum-ordinary rents therefore serve as a basis for comparison and justify a rate of 1-05; while the rental on the cropped per acre Re. 1-2-0, against Re. 0-15-9 of last Settlement shows an increase of 15 per cent only, and justifies a rate of 1-20, but as a good deal of poor land has been cultivated, I would merely adopt 1-05 for the Ryoti land. The absolute occupancy area is too small to be regarded. I would value sir at 1-15, the standard rate.
		Occupancy	253 45	192 15 0	0 12 2	986 30	904 3 6	0 14 8	21		
		Ordinary	1 350 02	937 8 8	0 11 1	1 072 70	1 093 12 0	1 0 4	47		
		All round	1 770 32	1 284 0 0	0 11 8	2 139 49	2 054 11 6	0 15 4	32		
		Occupancy cum-ordinary	1 603 47	1 130 7 8	0 11 3	2 059 00	1 997 15 6	0 15 6	39		
		Matik-makbuza	123 30	127 0 0	1 0 6	125 47	127 0 0	1 0 2	2		

STATEMENT C.—Chachar Group of the Ramtek Tahsil, Nagpur District—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
3	Satak, Mahal II. (Conchs)	Acres.	Rs. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	...	.42		This is the Marwari's mahal; it has all the sir of the village. Margins will be necessary for absolute occupancy tenants, but I would not depart from the village rate of .80. The sir I would value at 1.15, the standard rate.
438	(Absolute occupancy ...)	...	...	...	627.99	320 12 0	0 8 2	...	...
	(Occupancy ...)	...	...	...	282.32	219 8 0	0 12 5	...	.67		
	(Ordinary ...)	...	...	...	299.96	465 0 0	1 8 10	...	1.31		
	All-round ...	...	...	...	1,210.27	1,005 4 0	0 13 3	...	.70		
	Occupancy-cum-ordinary ...	...	...	...	582.28	684 8 0	1 2 10	...	1.00		
	Malik-makbuza ...	...	...	...	4.77	9 0 0	14 2	...	.94	Ryoti Sir 80 1.15	
4	Dumri Kalan ...	Acres.	Rs. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	8	.82		This is a small village west of Satak, on the Seoni road. Its lands consist entirely of morand II, of rather superior quality. The village site is a fairly good one. Wheat covers about 50 per cent : jvari and linseed come next. The village is owned by a number of Kunbi proprietors. There are 20 tenants, of whom 18 are local—Kunbis number 15, Brahmin 1, Kalar 1, &c. They are classed as A 1, B 6, C 12 and D 1; a very fair lot. Rupees 70 are in arrears due by a minor boy, for two years. Absolute occupancy rents justify a rate of 1.15 at least, and will not entail enhancement of ordinary rents. This rate will be too high for occupancy tenants, whose rents have risen a little over the ordinary rents of last Settlement, but the occupancy class is not very important and can be dealt with by margins. I propose 1.15, which is as the standard rate, very suitable for so good and well situated a village.
449	(Absolute occupancy ...)	354.80	351 4 0	0 15 10	286.72	307 4 0	1 1 2	169	.71		
	(Occupancy ...)	37.30	12 8 0	0 5 4	155.87	140 0 0	0 14 4	77	1.14		
	(Ordinary ...)	181.80	145 12 0	0 12 10	78.38	111 0 0	1 6 8	21	.84	1.15 (Sanctd. 1.05)	
	All-round ...	573.90	509 8 0	0 14 2	520.97	559 4 0	1 1 2	55	.85		
	Occupancy-cum-ordinary ...	219.10	158 4 0	0 11 1	234.25	251 0 0	1 1 2	23	.43		
	Malik-makbuza ...	5.75	4 6 0	0 12 2	7.43	4 6 0	0 9 5				

[illegible]

This is a good-sized 'moksar' village lying to the east of Keri and south of Sarak. It is in all respects a fair village, though it has no soil better than morand II, and on the south side is khardi gohari, as the land slopes down to the south with khardi mutafarikat along the nala to the south. The village site looks a good one, and the tenants seem an independent lot, except Kirars, who live extravagantly. Wheat covers about 50 per cent, and linseed grows on 150 acres. The village is owned by well-to-do Brahmins of Nagpur, one of whom is the Deputy Clerk of Court in the District Office. There are 30 tenants, of whom all but one reside—Kirars and Kunbis are the chief castes, and they have equal number. They are classed as B 3, C 17 and D 10; a good lot, but for the Kirars, who chiefly make up the D. Rental arrears are trifling. Rents are stationary, and there has been no enhancement at all. The whole of the ordinary area has become occupancy. The choice of a rate lies between about '85 for absolute occupancy tenants, and '75 for occupancy tenants. I would adopt '80, but of course sufficient margins will have to be left to individuals of both classes, whose rents are low. Sir covers 20 per cent. I would value it at 1'00, or a good deal below the standard rate in deference to the low ryoti incidences.

This is a large and substantial village, situated north-east of Telankheri. It is one of the villages of average productive quality, though the soil is only of second-rate quality. There is some double-cropped rice land, and a little morand I, while there is a great deal of morand II and khardi gohari, and some land cut up by streams, especially to the west. Wheat is the chief crop, covering 746 acres; linseed comes next; rice covers but very little area. Proprietor is the Teli of Nimkhera. There are 63 tenants, of whom 57 are local. Telis number 51, Kunbis 6, Brahmins 2, &c. They are classed as B 2, C 57 and D 4. The D class tenants have mortgaged their holdings. The tenants are a good all-round lot without bad debts. Rupees 54 are in arrears, but this is not usual. Occupancy and ordinary rents have risen, but are not specially high. Some of the absolute occupancy area is merged into other holdings, but out of ten occupancy holdings of Settlement all continue, and a good deal of ordinary area has been added to them. The absolute occupancy rents justify a rate of 1'05, while the real rise of 42 per cent in the occupancy rents over occupancy-own-ordinary of Settlement, bears out a rate of 1'00. I would adopt 1'00. The sir will be valued at 1'15, the standard rate, as justified by the ordinary incidence.

Telankheri	Absolute occupancy ... Occupancy ... Ordinary All-round Occupancy-cum-ordinary ... Malik-makbuza	446.75	270 12 0	0 9 4	393.31	224 0 0	0 9 1	-6	55	Ryoti Sir	80 100
		383.31	223 4 0	0 9 4	451.58	235 4 0	0 8 4	-11	50		
		75.65	34 0 0	0 7 2	...	...	...	...	...
		905.71	528 0 0	0 9 4	844.89	459 4 0	0 8 8	-7	52		
		458.96	257 4 0	0 9 0	451.58	235 4 0	0 8 4	-1	50		
		7.19	63 8 0	0 13 6	65.31	40 8 0	0 9 11	-26	93		
Baupuri	Absolute occupancy ... Occupancy ... Ordinary All-round ... Occupancy-cum-ordinary ... Malik-makbuza	432.20	341 0 0	0 12 7	390.00	307 0 0	0 12 7	...	69	Ryoti Sir	100 115
		831.76	263 8 0	0 12 8	817.43	894 13 6	1 1 6	38	92		
		424.40	319 0 0	0 12 0	237.45	306 4 0	1 4 8	72	113		
		1,188.35	923 8 0	0 12 5	1,444.89	1,508 1 6	1 0 8	34	89		
		736.15	682 8 0	0 12 4	1,054.89	1,201 1 6	1 2 3	48	96		
		18.89	7 0 0	0 5 11	...	39		

STATEMENT C.—Chachar Group of the Barmtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
11	Ajni	940 15	733 4 0	0 12 6	787 44	646 0 0	0 13 2	5	.62		This is a fine large village between Ranpuri and Chachar, and is situated on fine flat land. The area to the east of the village contains specially good rice double-cropped lands: the southern block is decidedly good, and the only poorer portion lies on the north-west side: morand 11 is the chief soil, with a little mirand 1. Wheat grows on 786 acres: rice on 147, and jauri 152. The village presents a prosperous appearance, and the tenants have spent a good deal in improving their fields, but a large number of them are much in debt. Atma Ram Bapuji, Taletule of Parasani is the proprietor. There are 45 tenants, and all resident—Lodhis number 24, Kumbis 9, Brahmins 6, Mahlis 3 and Khatis 2. They are classed as A 1, B 5, C 22 and D 27; only a fair lot. The very large number of D tenants is due to the action of the malguzar with whom the holdings are mortgaged. A large absolute occupancy area has been abandoned, and out of 16 occupancy tenants of Settlement only 8 continue. Owing to the change of areas between tenures it is difficult to ascertain the real extent of enhancement. The all-round rate serves as a basis for comparison and justifies a rate of 95; while absolute occupancy figures point to a rate of 90. I would adopt 95, which will be a fair rate to level up to. The sir land, which is about 90 acres, will be valued at 1.15, the standard rate, as it is of superior quality and near the village site. The proprietor has looked to profit from grain and money lending, and has not sucked rents much. There is then good ground for substantial enhancement.
	... { Absolute occupancy ...	480 60	403 12 0	0 13 4	604 40	598 0 0	0 15 10	19	.69		
	... { Ordinary	164 59	190 0 0	1 2 1	219 74	222 0 0	1 0 2	11	.88		
	... { All-round	1,588 30	1,323 0 0	0 13 4	1,611 53	1,466 0 0	0 14 7	9	.66		
	... { Occupancy-cum-ordinary	648 15	589 12 0	0 14 7	824 14	820 0 0	0 15 11	9	.74		
370	Malik-makbura	...	...	...	4 64	3 0 0	0 10 4	...	.45	

Neria	(Absolute occupancy ...)	164.57	103 4 0	0 10 0	130.50	101 4 0	0 12 5	24	.63
	Occupancy	447.85	239 4 0	0 8 7	936.69	699 12 0	0 11 11	39	.58
	Ordinary	1,284.69	641 8 0	0 8 0	972.25	854 0 0	0 14 1	76	.68
	All-round	1,397.11	994 0 0	0 8 4	2,039.44	1,655 0 0	0 13 0	56	.83
	Occupancy-cum-ordinary	1,732.54	880 12 0	0 8 2	1,908.94	1,563 12 0	0 13 0	59	.63
	Malik-makbura	...	...	...	78.66	53 0 0	0 10 9	...	.67

Ryoti & } .80
Sir. }
(Sanctd. .75)

This is a fine large village to the north of Chancher and the Gactala river. It is for the most part flat, the only uneven area lies on the north-east side. Around the village is some fine land, with small 'gaitas' on morand I soil, and on the west there is a block of good morand II. The village site contains excellent houses, and has a most substantial appearance. Morand II is the chief soil, and wheat, which covers an area of 51 per cent, or nearly 1,000 acres, is the chief crop. Govind Rao Ghatate and Manvi Syed Ahmad are the proprietors. There are 70 tenants, of whom all but 6 are resident—Telis number 28, Kumbis 22, Warchis 6, Mahars 7, Malis 3, &c. They are classed as A 1, B 27, C 39 and D 3; a very good lot. Rupees 70 are in arrears in Ghatate's patti. Rent-rate has risen, but the rents are not at all high. Practically the absolute occupancy area remains unchanged, but Re. 18 have been enhanced by the malguars. Out of 14 occupancy tenants of Settlement II continue. The sir area has become ryoti land. Under the circumstances it is difficult to arrive at a proper comparison, but the rental per cropped acre, which falls at Re. 0.15-4, against Re. 0.11-7 at last Settlement, shows an increase of 33 per cent in the rental and justifies a rate of .75, and a similar rate is supported by the absolute occupancy figures, but as the village is exceptionally good, and is noted for its excellent crops, I would adopt .80. The khudkaat area is only 63 acres, and I would not propose a separate rate for it.

Chancher	{ Absolute occupancy ... Occupancy ... Ordinary	1,975.95	1,538	0	0	0	12	6	1,614.63	1,286	0	0	0	12	9	8	.67	
		1,227.55	833	12	0	0	10	10	2,726.33	2,092	8	0	0	12	3	13	.68	
		3,134.35	1,762	4	0	0	9	0	2,229.35	2,590	8	0	1	2	7	106	1.00	
	Occupancy-cum-ordinary	All-round	6,337.85	4,134	0	0	0	10	5	6,570.36	5,969	0	0	0	14	6	39	.79
			4,361.90	2,596	0	0	0	9	8	4,955.68	4,683	0	0	0	15	1	56	.83
	Malik-makbura	74.15	149	4	0	2	0	3	175.36	246	4	0	1	6	6	30	1.03	
																	Ryoti & Sir. 90	

Ryoti & } .90
Sir. }

This is the largest village in the district, covering an area of 7,098 acres, and is situated on a plain just north of the Bengal-Nagpur Railway on the south bank of the Gactala Sand river. It is not equal in quality to its size except for a small block of morand I on the north-east in the vicinity of the river. There is no soil better than morand II, but on the whole it has the merit of flatness, and is divided into large fields, which are perhaps rather too large for good cultivation. The village site is a most substantial one. It contains with its hamlet of Nisat-kheri 325 houses, and a population of about 1,699. It is purely an agricultural village, except that it contains a Marwari and some Telis, who are chiefly cultivators, as also are the Sunars and Bantias. It said that the climate is to some extent changed; rainfall being heavier, so that juaari is driven westwards; while rice and linseed are taking its place. Wheat covers 3,031; linseed 900; juaari 761 and til, gram, rice and lac occupy substantial areas. Abhoji Rao Abhir is the mokaadar, but his estate is under the management of the Court of Wards for debt. There are 153 tenants, of whom 140 are resident—Kirs number 71, Kumbis 25, Telis 94, Malis 17, Brahmins 8, Lodhis 3, Marwari 1; the rest are of various castes. They are classed as A 4, B 42,

pancy. The occupancy-*ewm*-ordinary figures indicate a rate of 90, which will be a fair rate to adopt. The absolute occupancy area is not worth considering. I would propose 92. A rate of 1.15 will suffice for sir, which is below 100 acres in area.

This is a good-sized village on the Kanhan west of Kopra. It contains some fair land on the north away from the river, but the bulk of the land is uneven, though most of it will carry wheat. The village is a fair one to judge from houses, and has the advantage of producing juar. The soil is chiefly morand II, of rather second-rate quality. Wheat is the chief crop: juar covers an area of 211 acres. Ganesh Dixit Upadhyaya is the proprietor. There are 24 tenants, of whom 28 are local; the rest come from Nagpur and Sategaon—Kumbis number 8, Mahars 8, Brahmins 5, &c. They are classed as A B 5, C 21 and D 7; an average lot as described in Kopra. Rupees 25 are in arrears on account of 1891, and Rs. 25 for 1892. Rents are moderate, and the rise has not been large. A large part of the absolute occupancy area has been added to the proprietor's home-farm, and there has been no real enhancement of absolute occupancy rents. Their payments would justify a rate of 1.20. Of 7 occupancy holdings all continue, and occupancy rents would point to at least 1.00, and all round would support 1.05. I would adopt 1.10, giving liberal margins to occupancy tenants. With the above rate, the absolute occupancy class would escape very easily. The same will do for sir.

This is a fair village on the Kanhan to the west of Kumbhanur. The northern side consists of good morand II, but its southern portion is of the description met with along the Kanhan. Rents are lighter than in the neighbouring villages. The village site is an average one, and the village ranks as average in all respects. Wheat covers 52 per cent: linseed grows on 57 acres. Venket Ramanna, a contractor of Kampece, is the malguzar. There are 18 tenants in all, of whom all but one reside—Tells number 6, Gonds 5, Brahmins 3, Mahars 2, Telanga 1, &c. The classes are A 1, B 3 and C 14; a fair all round lot, who partly escaped the hail two years ago. There are no rental arrears. Cultivation has been stationary: assets have risen by 16 per cent only. Rent-rates have risen, but not to a large extent, and many rents are light. The two occupancy tenants of Settlement continue, and a large ordinary area of Settlement has now become occupancy.

Kumbhapur	Occupancy ...	Absolute occupancy ...	276.92	254 8 0	0 14 8	178.83	202 8 0	1 2 1	23	.83	Ryoti } 1.10 & Sir. } (Sanctd. 1.00)		
			273.80	215 0 0	0 12 7	342.50	311 0 0	0 14 6	15	.75			
			193.80	135 12 0	0 11 2	172.92	147 0 0	0 13 7	22	.87			
	Occupancy-cum-ordinary ...	All-round	744.52	605 4 0	0 13 0	694.25	660 8 0	0 15 3	17	.80			
			467.60	350 12 0	0 12 0	515.42	458 0 0	0 14 3	19	.79			
			...	...	...	5.15	2 0 0	0 6 3	...	.25
	Malik-makbuza ...	Singhori	Occupancy ...	Absolute occupancy ...	110.55	112 4 0	1 0 8	96.04	91 8 0	0 15 3		6	.75
					61.05	41 0 0	0 10 8	374.18	277 14 0	0 11 11		12	.69
					404.25	309 2 0	0 12 3	123.36	151 0 0	1 3 7		60	.94
					576.45	462 10 0	0 12 10	593.58	520 6 0	0 14 3		9	.76
Occupancy-cum-ordinary ...	Malik-makbuza ...	465.90	350 2 0	0 12 0	497.54	423 14 0	0 13 9	15	.76				
		...	...	...	29.34	11 4 0	0 7 9	...	.76	
					

STATEMENT C.—Chachar Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	At last Settlement.			At Present.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
20	Singhardip ... { Absolute occupancy ... { Occupancy ... { Ordinary ... All-round ... Occupancy-cum-ordinary ... Malik-makbuza ...	137.70	143 0 0	1 0 7	145.01	143 0 0	0 15 9	•—5	1.57	1.50	The occupancy-cum-ordinary figures are the safest guide for comparison, as the absolute occupancy area is rather too small to be considered. These figures justify a rate of 1.00, and a similar rate will give fair enhancement of absolute occupancy rents. I therefore propose 1.00 both for ryoti and sir land. The sir area is only 31 acres. This is one of the poor river-side villages, with uneven fields stretching in a strip along the Kanhan. Its lands pay high rents, and produce jua: the only wheat lands lie in the extreme east along the Bori border, where the land is flatter. The lands are productive for mutafarikat lands. The village site is small, and contains just the ordinary houses, but a good many tiled. Morand II and Khardi mutafarikat are the chief soils. Juari covers an area of 54 per cent. This is a typical instance of a poor juari village, which is better than it looks, and supports a fair set of cultivators. The village belongs to the Bhonsla Estate, and is held on 'makta' tenure. There are 15 tenants, of whom 9 are local; the rest come from Nagpur and Sonagaon—Kunbis number 11 Marathas 2, &c. They are classed as B, C 12 and D 2: an average lot. There are no rental arrears. Rents have not risen at all, but seem sufficiently high. The absolute occupancy area remains unchanged, and the whole ordinary has now been added to the occupancy. The rents are sufficiently high, and there is no scope for further enhancement. I would therefore adopt 1.50 the maximum rate for the group. There is no sir.
471		26.90	20 0 0	0 11 11	175.78	157 12 0	0 14 4	20	1.38		
		120.25	112 8 0	0 12 11	...	...	...	...	...
		303.85	275 8 0	0 14 6	320.79	300 2 0	0 15 0	3	1.47		
		160.15	132 8 0	0 12 9	175.78	157 12 0	0 14 4	12	1.47		
		121.55	130 0 0	1 1 1	124.76	130 0 0	1 0 8	—2	1.66		

This is a large and rather good village lying north of Singhardip, which divides it from the Kanhan; the southern fields are of the riverain nature; while the northern portion is fairly level, and consists of the usual wheat fields; fairly good; chiefly of morand II. The village site is a substantial one, and contains good houses. Morand II is the chief soil. Wheat covers about 52 per cent; jvari and linseed come next. This is another village of the Bhonsla Estate. There are 32 tenants, of whom 8 are outsiders, who chiefly come from Nagpur and Sonagaon—Jelis, Kunbis and Brahmins are the chief castes. The classes are A 1, B 4, C 23 and D 4; on the whole a fair lot. There are no mortgages. Rental arrears are trifling. Rents are uneven, but mostly light. The absolute occupancy area is too small to be regarded. Occupancy-cum-ordinary figures indicate a rate of 70; while the same rate is supported by the real rise of 35 per cent in the occupancy rents over occupancy-cum-ordinary. But as the village is a good average one, some levelling up is justifiable, and a rate of 80 would not be high, considering the state of tenants and the situation of the village. I propose 80. No sir.

This is a fine village north of the Bori, and forms part of the Tarsa 'mokasa' estate. Most of its land is flat and rich. Morand I covers about 34 per cent, and morand II about 64 per cent, with a small area cut up by streams in one direction, where there is a nala. The village site presents a substantial appearance, but there are also a number of poor tenants. Wheat grows on 846 acres: jvari and linseed cover 134 and 170 acres, respectively. There are 40 tenants in all, of whom all but three reside—Kunbis number 32, Mahars 3, &c. They are classed as A 5, B 1, C 22 and D 12; a fair lot. The tenants' holdings are mortgaged. There are no rental arrears. Absolute occupancy rents justify a rate of 80, while the real rise of 54 per cent in occupancy rents over occupancy-cum-ordinary of last Settlement points to a rate of 65 only, but I would adopt 75, leaving some margins to the occupancy tenants in individual cases, so that the absolute occupancy class which holds a large area may not escape due enhancement. Sir area is only 32 acres. The same rate will suffice for it.

This is a small village on the Bengal-Nagpur Railway, about six miles from Kamptee. It lies on exceedingly flat and rich land, and the soil in the centre is all morand I. In the south it is not quite so good, but as a whole, the village is a superior one, and the houses present a substantial appearance, but it contains a number of poor tenants. Morand I covers an area of about 21 per cent, and morand II 73 per cent. Wheat is the chief crop. The village belongs to the Temple of Laxminarain at Nagpur as 'mokasa.' There are 29 tenants, of whom all but 5 are

Bori	Absolute occupancy Occupancy Ordinary	33-40	36 0 0	1 1 8	34-34	36 0 0	1 0 9	—3	84
		478-34	271 10 0	0 9 3	883-61	640 8 0	0 11 7	25	60
		293-11	193 2 0	0 7 9	44-77	43 0 0	0 15 4	98	82
		905-85	503 12 0	0 8 11	982-72	719 8 0	0 12 0	35	62
		872-45	468 6 0	0 8 7	928-38	683 8 0	0 11 9	37	62
Ganguala	Absolute occupancy Occupancy Ordinary	...	...	...	1-77	5 0 0	2 13 2	...	86
		341-90	321 0 0	0 15 0	343-67	815 0 0	0 14 8	2	53
		316-55	180 0 0	0 9 1	797-60	798 8 0	1 0 0	76	65
		628-50	430 0 0	0 10 11	179-52	258 8 0	1 7 0	11	89
		1,85-85	931 0 0	0 11 7	1,320-99	1,372 0 0	1 0 7	43	65
Salwa	Absolute occupancy Occupancy Ordinary	945-05	610 0 0	0 10 4	977-12	1,057 0 0	1 1 4	68	69
		...	...	...	7-60	6 0 0	0 12 8	...	53
		93-10	139 0 0	1 6 8	98-13	136 8 0	1 6 3	2	83
		269-25	301 8 0	1 1 11	201-47	239 8 0	1 3 0	6	78
		142-85	185 0 0	1 4 9	192-12	458 0 0	2 6 2	84	1-61
	Occupancy-cum-ordinary Malik-makbuza	510-20	625 8 0	1 3 7	491-72	834 0 0	1 11 2	39	1-12
		412-10	486 5 0	1 2 11	393-59	697 8 0	1 12 4	50	1-18
		...	...	...	11-14	30 0 0	2 11 1	...	1-80
	
	

Ryoti & 75
Sir

Ryoti 1-15
Sir 1-40

This is a small village adjoining Salwa of the Bengal Nagpur Railway, except for the northern fields, which are flat and good, the land is below average; it slopes to the south, and the soil is morand II and khardi gohari; while a great many streams affect the area. The village is a fair one in appearance. Wheat covers an area of 439 acres; jvari comes next. Ragho alias Ramchandra Ragho, Guzar, and Apa Rao are the proprietors. There are 27 tenants, of whom all but three live in the village—Kirs number 13, D 6. Five of the D tenants have mortgaged their holdings. The tenants are an average lot and good, considering the high rents. There were Rs. 138 in arrears, of which Rs. 27 are in dispute. There are no arrears usually. Rents are distinctly higher than the average. The absolute occupancy area practically remains unchanged; only a part of it has gone into the railway. Occupancy-cum-ordinary figures justify a rate of 1.50, while the same rate is pointed by the real rise of 4 per cent in the occupancy rents over occupancy-cum-ordinary of last Settlement, but this is not a village in which I should care to impose a maximum rate, and 1.35, which suits the absolute occupancy class, will suffice.

This is a fair-sized village south of Yesambha, and just touching the Kanhan river; its lands produce wheat, and are of average quality, though not very level. Fields near the village site pay high rents, and rents seem higher than in many places; while a mala going down the village has despoiled the land in its neighbourhood of its soils. On the whole, the village is a fair one, as it produces wheat and jvari both, and on the Salwa side the land is flat and good. Morand II covers 581 acres. Bhao and Raja Ram, Kirars of Virsi, are the proprietors. There are 30 tenants, of whom 25 are local—Tels number 22, Kunbis 6, &c. The classes are B 3, C 25 and D 1; a fair lot. Of the C 6 are good. There are no rental arrears. Rents have risen considerably, and are generally speaking full for the land. Absolute occupancy area remains unchanged, but the malguzar has enhanced rents by Rs. 30-8-0. The occupancy-cum-ordinary figures justify a rate of 1.35, while the rise of 34 per cent in the occupancy rental over the occupancy-cum-ordinary of last Settlement points to a rate of 1.30. I would adopt the all-round figure 1.35, as the absolute occupancy tenants hold occupancy land also, and the rents will be adjusted. Sir area is only 44 acres, and the same rate will suffice.

Yesambha (Nipani)	{ Absolute occupancy ... } Occupancy (Ordinary)	All-round Occupancy-cum-ordinary Malik-makbuza	329-00	356 0 0	1 1 4	311-98	348 8 9	1 1 9	2	94
			246-10	267 0 0	1 1 4	435-25	552 8 0	1 4 4	17	109
			204-80	231 0 0	1 5 11	44-22	96 0 0	2 2 9	59	142
			779-90	994 0 0	1 2 7	791-45	995 0 9	1 4 1	8	106
			450-90	548 0 0	1 3 5	479-47	648 8 0	1 5 7	11	113
			...	...	...	5-48	3 0 0	0 8 10	...	59
Nilaj	{ Absolute occupancy ... } Occupancy (Ordinary)	All-round Occupancy-cum-ordinary	172-75	208 0 0	1 3 3	175-10	238 8 0	1 5 9	13	144
			300-17	241 0 0	0 12 10	637-51	838 8 0	1 5 1	64	115
			554-78	394 0 0	1 1 2	207-91	379 0 0	1 18 2	70	209
			1,027-70	1,043 0 0	1 0 3	1,020-52	1,456 3 0	1 6 10	41	136
			854-95	835 0 0	0 15 8	845-42	1,217 8 0	1 7 1	48	134

Ryo'i } 1.35
& Sir }

STATEMENT C.—Chachar Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
27 462	Khandala (Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy- com -ordinary ...	Acres. 403.25 518.11 425.65 1,353.00 943.75	Rs. a. p. 476 8 0 406 0 0 461 8 0 1,347 0 0 870 8 0	Rs. a. p. 1 2 8 0 14 6 0 15 1 0 15 11 0 14 9	Acres. 362.64 813.34 259.66 1,435.64 1,073.00	Rs. a. p. 435 0 0 848 0 0 237 10 0 1,520 10 0 1,085 10 0	Rs. a. p. 1 3 2 1 0 8 0 14 8 1 0 1 1 0 2	3 15 -3 6 10	1.15 1.02 1.00 1.05 1.02	1.35 (Sanctd. 1.30)	This large village is situated south of Hinra on the Kanhan river; the northern portion is morand II, and is fairly level and good; this merges into Khadi Gohari and then into mutal-farikat land, as the river is approached; while the soil is poor on the river except for some small patches of splendid kachhar land. The village site and the tenants seem fairly substantial, and the village has the advantage of producing both kharif and rabi crops. Wheat covers an area of 451 acres, and juar 624. Gajpat Rao Ghatatey is the proprietor. There are 4 tenants, of whom all but three are resident—Kunbis number 32, Brahmins 3, Telis 3, &c. They are classed as B 9, C 34 and D 1; a good lot, and with no mortgages. Rupees 263-15-0 are said to be in arrears for the last three years, but they are all disputed, and are due by two families only. Rent-rates have risen very slightly, and the rents are not high except in some individual cases. Position near Kamptee is very favourable, and prices would justify 1.50, but looking at ordinary rents, I am doubtful whether this would not be rather high, and I would prefer not to go above 1.35, as proposed for the neighbouring villages of Nilaj and Yeshambha. No sir.
28 465	Hinri (Absolute occupancy ... Occupancy ... (Ordinary ... All-round ... Occupancy- com -ordinary ... Malik-makbuz ...	Acres. 280.30 402.20 244.50 927.00 646.70 15.30	Rs. a. p. 253 0 0 308 0 0 150 8 0 717 8 0 458 8 0 14 13 0	Rs. a. p. 0 14 9 0 13 3 0 9 10 0 12 5 0 11 4 0 15 5	Acres. 263.23 553.27 88.65 910.15 641.92 20.13	Rs. a. p. 256 12 0 435 8 0 97 0 0 789 4 0 532 8 0 21 0 0	Rs. a. p. 0 15 4 0 12 7 1 1 6 0 13 10 0 13 3 1 0 8	4 3 78 11 17 8	.78 .60 .83 .68 .63 .77	Ryoti .95 (Sanctd. .85) Sir .85 (Sanctd. 1.15)	This is a good village situated north of Khandala with generally good morand II, with a little morand I. Wheat is the chief crop, and it covers an area of 549 acres, or more than 50 per cent. The village site seems good, and its position near Kamptee is superior. The lands are divided by a nala called Pendu Masai, which flows into the Kanhan near Singbordip through Nilaj. It is in all respects a good village, but its lands do not rise to first rank. The village contains two mahals. There are 26 tenants in all, of whom 21 are local—Kunbis number 14, Kirars 6, Telis

4. They are classed as A 2, B 4, C 17 and D 3; a goodish lot. The D class tenants have mortgaged their holdings. Rents are moderate, and there are no rental arrears. The absolute occupancy area practically remains unchanged. Occupancy-cum-ordinary figures indicate a rate of 80, and a similar rate is justified by the rate of 11 per cent in the occupancy rental over occupancy-cum-ordinary of last Settlement. But as the absolute occupancy tenants hold a large area, and their rents bear out 1.10, I cannot pass them over without a fair enhancement. I would therefore adopt 95, leaving liberal margins to occupancy tenants. I would value sir at 1.15, the standard rate. It covers 12 per cent.

Mahal I.—The proprietor of this mahal is Parmanand Moreshwar, a minor Brahmin of Nagpur. The mahal contains nearly the whole area of morand II, with little morand I. Wheat is the chief crop. There are no rental arrears, and the rate proposed for the village, as a whole, will prove suitable. I would therefore adopt 95 for the ryoti land, and 1.15 for sir.

This mahal belongs to one Yeshwanta, Lodhi. The mahal is as good as mahal I, and there are no rental arrears. I would therefore adopt the same rate as for mahal I. I propose 95 for the ryoti land, and 1.15 for sir. Occupancy tenants will require special margins here.

This is a small rich village to the east of Hura and close to Salwa. It contains good all-round wheat land of morand II, with a little morand I, and on the whole the land is very flat. Wheat covers an area of 300 acres. The proprietors are well-to-do Brahmins of Nagpur. There are 17 tenants, who chiefly come from Khandala and Yesanbha—Kumbha number 10, Kirars 4, Mahars 3, &c. The classes are B 4, C 12 and D 1; a good lot. Rental arrears are trifling, only Rs. 12. Rents have not risen much except ordinary. The absolute occupancy area remains unchanged, but the malguzars have imposed a trifling enhancement of Rs. 5. Occupancy rents, when compared with the occupancy-cum-ordinary rents of last Settlement justify 75, and as this rate will not be too high for absolute occupancy tenants, I would adopt it. There is no sir.

Do., Mahal I ...	Absolute occupancy ...	...	...	...	72 08	71 0 0	0 15 9	...	...	78	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	196 15	185 12 0	0 15 2	...	...	78	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	233 36	166 8 0	0 11 5	...	...	54	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	443 79	364 4 0	0 13 2	...	...	54	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	20 13	21 0 0	1 0 8	...	...	77	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	123 85	76 9 0	0 9 11	...	...	49	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	270 72	207 1 0	0 12 3	...	...	56	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	22 20	40 2 0	1 12 11	...	...	1 27	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	410 77	323 12 0	0 12 5	...	...	53	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	292 92	247 3 0	0 13 6	...	...	62	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	130 30	71 4 0	0 8 9	...	...	49	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	101 35	68 0 0	0 10 9	...	...	56	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	176 60	115 12 0	0 10 6	...	...	1 27	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	408 25	255 0 0	0 9 11	...	...	53	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)
Do., do., II ...	Absolute occupancy ...	...	...	...	277 95	183 12 0	0 10 7	...	...	62	Ryoti .95 (Sanctd. .85) Sir 1.15 (Sanctd. 1.15)

STATEMENT C.—Chachar Group of the Bamtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement No.	Name of Village and Mahal.	AT 1858 SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	3		4.	5	6	7	8	9	10	11	12
30	Kheri	Absolute occupancy ...	Area.	Ra. a. p.	Ra. a. p.	Area.	Ra. a. p.	—3	58	Ryoti } -90 & Sir } (Sanctd. -80)	This large and substantial village lies to the west of Chachar. It stretches north and south for a long distance, and is fairly flat throughout, but the soil is only of average quality as a rule: a few superior fields being found near the village site and on the southern side towards Khapri. The houses look good, and the village is all round rather a superior one. Morand I covers only about 88 per cent. Wheat grows on 1,174 acres, lined on 576, and jauri on 231. The village is divided into two mahals, and is held by two Brahmin ladies of Nagpur. There are 71 tenants, of whom 13 come from Nimkhora, 4 from Nagpur and 3 from Bori—the rest are resident; Kunbis number 46, Brahmins 11, Telis 9, Mahars 4, &c. They are classed as A 5, B 9, C 53 and D 4; a distinctly good lot. Rents are generally high, and have risen very slightly. There are Rs. 148-8-0 in arrears in both the mahals. Arrears are generally small. The village has been held in two mahals since last Settlement, and two sets of figures are available for comparison. Practically rents have not risen at all, and while -90 would be suitable in mahal I, in mahal II -85 would give adequate enhancement. I would therefore adopt -90 on the figures of the village as a whole, it is justified by the all-round incidence, and will also suffice for sir, the area of which is trifling.
444		Occupancy ...	1,135-75	959 8 0	953 0 0	1,162-86	0 13 1	—5	56		
		Ordinary ...	706-85	557 2 0	568 8 0	756-96	0 13 0	22	70		
		All-round ...	364-75	316 4 0	417 0 0	396-59	1 0 10	1	60		
	Occupancy—common-ordinary	Area.	2,207-35	1,832 14 0	1,938 8 0	2,415-91	0 13 5	5	61	Mahal I.—The proprietor of the mahal is one Gopikabai of Nagpur, who owns two other villages in the Makardhokra group of the Umrehtahsil. There are Rs. 85-8-0 in arrears. Morand II is the chief soil, and wheat is the chief crop. The all-round figures for the mahal justify the rate proposed for the village as a whole. I would therefore adopt the same rate of -90 both for ryoti and sir land. It will give adequate though not excessive enhancement.	Mahal I.—The proprietor of the mahal is one Gopikabai of Nagpur, who owns two other villages in the Makardhokra group of the Umrehtahsil. There are Rs. 85-8-0 in arrears. Morand II is the chief soil, and wheat is the chief crop. The all-round figures for the mahal justify the rate proposed for the village as a whole. I would therefore adopt the same rate of -90 both for ryoti and sir land. It will give adequate though not excessive enhancement.
		Area.	1,071-60	873 6 0	885 8 0	1,153-55	0 13 8	7	39		
		Area.	30-50	15 8 0	15 8 0	28-33	0 8 9				
		Area.									
	Do., Mahal I ...	Absolute occupancy ...	452-85	402 3 0	402 3 0	433-31	0 13 4	—2	59	(Sanctd -80)	
		Occupancy ...	370-80	334 0 0	302 0 0	360-22	0 13 5	—7	64		
		Ordinary ...	206-20	208 4 0	241 8 0	219-73	1 1 7	9	72		
		All-round ...	1,045-85	944 12 0	946 0 0	1,063-26	0 14 3	—1	64		
	Occupancy—common-ordinary ...	Area.	577-00	542 4 0	543 8 0	579-95	0 15 0	...	67		

Mahal II.—This mahal belongs to one Gang' bai of Nagpur. This mahal resembles mahal I in every respect, and there are only Rs. 63 in arrears. The village rate of .90 is high undoubtedly, but it may serve as a basis for rent propounds, and care will be taken to leave adequate margins to individuals, who are at present paying low.

This is a fair-sized village north of Hiumi. Its lands are generally flat, and comprise good morand II, but south of the village site is a block of very rich morand I, resembling kali II. Altogether the village is a good one, and the village rate of average appearance. Wheat is the chief crop, and it covers an area of 460 acres. One Sitaram Natar is the proprietor. There are 16 tenants, of whom 13 are local—Kunbis and Mahars are the chief castes. They are classed as A 1, B 1, C 10 and D 4; only a fair lot. The D tenants have holdings mortgaged. Rupees 167 are in arrears, but the items are realizable and are due to disputes. Practically only one tenant is in arrears. All-round rents justify a rate of 1.05, which also suits each class considered separately. I would therefore adopt 1.05, and value the sir, which covers 12 per cent, at the standard rate of 1.15.

This is a large and good village south of Bori Bani and Borda. Its lands are cut up in parts, but the bulk of the land is flat. There is hardly any morand I, but the soil is morand II, with a good deal of khardi gohari here and there. The land towards the mala is specially flat, and there is no doubt but that the village is a good and productive one. The village site is a specially substantial one, and the malguzar's house cost about Rs. 5,000. The village contains two mahals. There are 36 tenants, and all are resident.—Tella number 25, Mahars 4, &c. They are classed as A 2, B 2, C 27 and D 5. The D tenants have mortgaged their holdings. The tenants are a fair lot and of good style of living. There are 4 khardis of grain in arrears, on account of rent in one of the mahals. Rents are moderate. The all-round figures justify a rate of 1.05, while the same rate is supported by the 16 per cent increase in the occupancy rents over the occupancy-cum-ordinary of last Settlement. I can therefore safely adopt 1.05. I would value sir at 1.15, the standard rate; it covers 14 per cent of the area.

Do., do., II...	{ Absolute occupancy ... Occupancy-cum-ordinary ... Malik mahaza ...	668 90	557 0 0	0 13 4	679 05	650 8 0	0 13 0	0 13 0	—2	57
		336 05	223 2 0	0 10 7	396 74	268 8 0	0 10 9	0 10 9	3	49
		158 65	108 0 0	0 10 11	176 86	176 8 0	0 15 11	0 15 11	46	68
		1,161 50	888 2 0	0 12 3	1,252 65	992 8 0	0 12 8	0 12 8	3	56
		494 60	331 2 0	0 10 9	573 60	442 0 0	0 12 4	0 12 4	15	55
Bori Bani	{ Absolute occupancy ... Occupancy-cum-ordinary ... All-round	30 50	15 8 0	0 8 2	28 33	15 8 0	0 8 9	0 8 9	7	39
		256 15	250 0 0	0 15 7	253 77	250 0 0	0 15 9	0 15 9	1	69
		222 30	214 0 0	0 15 5	227 94	235 0 0	1 0 6	1 0 6	7	75
		157 85	144 8 0	0 14 8	161 28	202 0 0	1 4 0	1 4 0	36	91
		636 30	608 8 0	0 15 4	642 99	687 0 0	1 1 1	1 1 1	11	77
Nimkhers	{ Absolute occupancy ... Occupancy-cum-ordinary ... All-round	380 15	368 8 0	0 15 1	389 22	437 0 0	1 2 0	1 2 0	19	82
		254 73	227 0 0	0 14 3	185 95	117 0 0	0 13 9	0 13 9	—4	67
		294 07	296 0 0	1 0 1	523 80	531 0 0	1 0 3	1 0 3	1	81
		268 83	197 0 0	0 11 9	135 06	149 0 0	1 1 8	1 1 8	50	91
		817 63	720 0 0	0 14 1	794 81	797 0 0	1 0 1	1 0 1	14	80
Do., do., II...	{ Absolute occupancy ... Occupancy-cum-ordinary ... Malik mahaza ...	562 90	493 0 0	0 14 0	658 86	680 0 0	1 0 6	1 0 6	18	83
		254 73	227 0 0	0 14 3	185 95	117 0 0	0 13 9	0 13 9	—4	67
		294 07	296 0 0	1 0 1	523 80	531 0 0	1 0 3	1 0 3	1	81
		268 83	197 0 0	0 11 9	135 06	149 0 0	1 1 8	1 1 8	50	91
		817 63	720 0 0	0 14 1	794 81	797 0 0	1 0 1	1 0 1	14	80

STATEMENT C.—Chachar Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement No.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Incidence per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
32 446	Nimkheda Mahal I. { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	Acrea.	R. a. p.	Ra. a. p.	Acrea. 89.37 316.97 124.49 418.83 329.46	Ra. a. p. 71 0 0 325 0 0 7 0 0 403 0 0 332 0 0	Ra. a. p. 0 12 9 1 0 5 0 9 0 0 15 5 1 0 1	...............	.82 .83 .53 .78 .82	Ryoti 1.05 (Sanctd. .95) Sir 1.15 (Sanctd. 1.15)	Mahal I.—This mahal belongs to one Raoji patel, Tedi, a well-to-do money-lender. The mahal contains morand II and a little morand I soil. Wheat is the chief crop. There are only 4 khandis of grain in arrears, on account of rent. Rents are moderate, and the rate proposed for the village, as a whole, will prove suitable. I therefore propose 1.05 for the ryoti land, and 1.15 for sir.
	Do., do., II... { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	... ... ... ... ...	... ... ... ... ...	... ... ... ... ...	46.53 206.53 122.57 375.98 329.40	46 0 0 206 0 0 142 0 0 394 0 0 348 0 0	0 15 10 0 15 11 1 2 6 1 0 9 1 0 11	...............	.75 .77 .95 .83 .84	Ryoti 1.05 (Sanctd. .95) Sir 1.15 (Sanctd. 1.15)	Mahal II.—The proprietor of the mahal is one Abhyabai, widow of Gopal Rao, Brahmin of Nagpur. The mahal contains morand II and morand I like mahal I. Wheat and linseed are the chief crops. There are no rental arrears. The rates proposed for mahal I will also suit here. I propose 1.05 for the ryoti, and 1.15 for the sir land, the rates proposed for the village as a whole.
33 457	Panjra { Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy-cum-ordinary ...	76.20 95.40 132.40 304.00 227.80	78 8 0 62 0 0 67 0 0 207 8 0 129 0 0	1 0 6 0 10 5 0 8 1 0 10 11 0 9 1	27.37 163.00 169.93 341.30 313.93	44 0 0 113 0 0 152 0 0 309 0 0 265 0 0	1 9 9 0 11 10 0 15 1 0 14 6 0 13 6	56 14 87 34 49	1.09 .63 .79 .75 .71	Ryoti .85 & Sir. }	This small riza village is situated to the west of Nimkheda. Its lands are a good deal cut up by streams, and its surface is uneven, with a good deal of fallow; while the soil is poorish morand II, with a little khandi gohari. The village is altogether rather a second-rate village. Wheat covers an area of 161 acres. The village contains two mahals—one of them is owned by Gunpat Rao Ghatey, and the other by one Abhyabai. There are only 14 tenants, and all of them live in Nimkheda—Tela number 4, Kirara 8, Kunbis 2, &c. They are classed as A 1, and C 13; an average lot. There are only Rs. 18 in arrears in one of the mahals. Cultivation has increased by 8 per cent, and assets have

risen by 86 per cent. If occupancy be compared with the occupancy-cum-ordinary of last Settlement, the rate indicated would be .75 only, but areas have changed between tenures, and some air area has become ryoti land; it is therefore difficult to ascertain the real rise. The all-round figures justify a rate of .85, which I would adopt. The absolute occupancy land may be disregarded, as it consists of a single holding only. The air area is too small for a separate rate.

Mahal I.—The proprietor is Ganpat Rao Ghataky. There are only Rs. 18 in arrears, and they are disputed. The mahal contains 140 acres morand II, and wheat covers an area of 89 acres. Rents are moderate, and the rate proposed for the village, as a whole, will suit very well. I would adopt .85 for both ryoti and sir lands, as the sir area is very small.

Mahal II.—The proprietor is one Ahilyabai, widow of Gopal Rao, malguzar. This mahal is as good as mahal I, and contains nearly all morand II soil. Wheat is the prevailing crop, and there are no rental arrears. I would adopt .85, the rate proposed for the village as a whole. Sir area is very insignificant.

This small village lies to the west of Panjira. There is only a very small village site, but there is fair morand II land, which is flat. There is no well, and the village is badly off for water. It is just touched by the Sarni road. Raoji, patel and others of Khaparkhera are the proprietors. Wheat is the chief crop, and it covers an area of 56 per cent. There are 13 tenants, of whom only 4 are local; the rest come from Varar, Nimkhera and Ramtek.—Talis number 6, Kunbis 4, Kirars 3 and Brahmins 3. They are classed as A 1, C 15 and D 2; just an average lot. Rupees 22 are in arrears. Rent-rate has risen, but the rents are light on the whole. Absolute occupancy area is unchanged, but the enhancement of Rs. 5 in the rental is due to a family division. Occupancy-cum-ordinary rents justify a rate of .90, and a similar rate is justified by the real rise of 25 per cent in occupancy rents over occupancy-cum-ordinary of last Settlement. I would adopt .90, and the absolute occupancy tenants, who are not an important class, will be dealt with by liberal margins. The sir area is only 45 acres. I would not value it separately.

Do., Mahal I.	{ Absolute occupancy Occupancy Ordinary	27.37	44 0 0	1 9 9	...	1.09	Ryoti & Sir } .85
		...	...	...	...	71.82	50 0 0	0 11 2	...	.65
		...	...	...	...	62.81	49 0 0	0 12 6	...	.69
		...	...	...	...	162.00	143 0 0	0 14 1	...	.76
All-round											Ryoti & Sir } .85
Occupancy-cum-ordinary											
...	...	...	...	...	...	134.63	99 0 0	0 11 9	...	.67
...	
Do. do., II.	{ Absolute occupancy Occupancy Ordinary	Ryoti & Sir } .85
		...	...	...	...	81.18	63 0 0	0 12 5	...	.61
		...	...	...	...	98.12	103 0 0	1 0 10	...	.84
		...	...	...	...	179.30	166 0 0	0 14 10	...	.74
All-round											Ryoti & Sir } .85
Occupancy-cum-ordinary											
...	...	...	...	...	...	179.30	166 0 0	0 14 10	...	.74
...	
Chandps	{ Absolute occupancy Occupancy Ordinary	49.05	30 0 0	0 9 9	...	46.75	35 0 0	0 12 0	23	.52	Ryoti & Sir } .90
		25.50	23 0 0	0 14 5	...	25.56	266 8 0	1 0 9	16	.76	
		245.75	231 8 0	0 13 3	...	161.17	223 0 0	1 4 10	57	.91	
		318.30	254 8 0	0 12 10	...	462.48	511 8 0	1 1 8	38	.78	
All-round											Ryoti & Sir } .90
Occupancy-cum-ordinary											
...	...	...	...	...	...	415.73	476 8 0	1 2 4	37	.82
...	...	...	...	...	...	94.01	77 0 0	0 13 1	—7	.59

STATEMENT C.—Chachar Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
35	Bord's ... (Absolute occupancy ... (Occupancy ... (Ordinary ... All-round ... Occupancy- <i>sem</i> -ordinary ... Malik-makbuz ...	409.65	416 0 0	1 0 3	422.86	423 8 0	1 0 0	-2	.75	Ryoti 1-10 (Sanctd. 1-10) Sir 1-25 (Sanctd. 1-25)	This is distinctly a good village, and it lies to the south of Chandpa. The southern fields are not so level as they might be, but the central and northern blocks comprise good flat land round the village site. The village has been burnt down twice, but not very recently, and shows no signs of having suffered in respect of its houses, which are high and quite up to the average houses hereabouts. Wheat is the chief crop: linseed and juar come next. Sadashee Tanko and Bhayaji, Brahmins are the proprietors. There are 35 tenants, of whom 29 are resident—Kitrars number as A 1, B 7, C 23 and D 4; a rather good lot. Rental arrears are trifling. Cultivation has increased by 14 per cent, and rents have risen by 28 per cent. Rent-rates are not high for such flat land. Absolute occupancy rents justify a rate of 1-10, and the rise of occupancy rents over the occupancy- <i>sem</i> -ordinary rents of last Settlement has been only 22 per cent, and this class may safely bare a 25 per cent enhancement now. This would also give us 1-10. As both absolute occupancy and occupancy- <i>sem</i> -ordinary show 1-10 to be the proper rate, on price grounds, I would adopt 1-10, and I would value the air at 1-25, which is well supported by the ordinary incidence.
464		395.05	292 8 0	0-11 10	686.93	722 8 0	1 0-10	42	.87		
		478.05	463 8 0	0 15 5	1183.80	254 0 0	1 6 1	42	1.32		
		1,282.75	1,172 0 0	0 14 7	1,293.59	1,400 0 0	1 1 4	19	.88		
		873.10	756 0 0	0 13 10	670.78	576 8 0	1 1 11	29	.96		
		...	...	...	1987	8 0 0	0 6 5	...	.33		

This is a large and fine village just two miles from Kamptee on the Seoni road. The eastern block of the village is flat, and comprises some very fine land morand I, approximating to kali near the village site. The western side is poor, and the northern is fair only. The village is a substantial one, and its proximity to Kamptee makes land very valuable there. Wheat covers an area of 580 acres, or 37 per cent: jwari comes next, and then other crops. The proprietor is Naooji Rao Guzar, who holds it in 'mekasa'. There are 76 tenants, all but 8 are resident—Talis number 26, Malis 24, Brahmins 4, &c. They are classed as A 5, B 13, C 47 and D 11; on the whole a substantial lot, but out of D class 10 are with mortgages. There are no rental arrears, but rents are high, as land is valuable, and the trees go with the holdings. The decrease in the absolute occupancy area is small, and out of 18 occupancy holding at Settlement, 16 continue, but there have been some transfers. Rents are absolutely stationary. The course which I propose to adopt here is to accept the ordinary incidence of 1.35 as sufficiently high for the village, but to make some addition where tenants derive good income from trees. This will prevent tenants with no trees being enhanced, because other tenants, who have trees, are paying high rents, and it will give fair weight to the value enjoyed by these lands, owing to their proximity to Kamptee. There is no sir.

This is a very poor village just across the Kanhan bridge on the river, south of Kandri, between Pipri and Khandala. Except for the strip to the north of the Railway line, the land is all poor khurdi and most uneven. The small local *abadi* has a wretched appearance, and the tenants rely more on what they can earn by labouring in Kamptee than by cultivation. It is almost entirely a kharif village. Jwari and juar grow on 467 acres: wheat covers an area of only 69 acres. The village belongs to the Sansthanik Estate. There are 36 tenants, of whom 13 are local, and the rest come from Pipri and Khandala—Kunbis number 12, Lodhis 8, Gond 5, Dhimars 4, &c. They are classed as A 1, C 33 and D 2; not a good lot: the local men are poor. Rupees 31 are in arrears. Arcas have changed, but tenures and the whole sir has become ryoti land. There has been no enhancement at all, and it is certainly not a village in which much enhancement is desirable, but since these khurdi

Kandri	Absolute occupancy ...	780-60	1,231	6 0	1 9 11	684-25	1,108	14 0	1 9 10	...	1.23
	Occupancy ...	340-70	482	2 0	1 6 8	556-30	766	10 0	1 6 1	-3	1.08
	Ordinary	316-45	437	0 0	1 6 1	272-88	426	10 0	1 9 0	13	1.37
	All-round	1,417-75	2,159	8 0	1 8 3	1,513-43	2,297	2 0	1 8 3	...	1.20
	Occupancy-cum-ordinary	657-15	919	2 0	1 6 5	829-18	1,193	4 0	1 7 0	3	1.17
Sohora	Malik-makbuza	42-05	116	4 0	2 12 3	58-42	129	4 0	2 3 5	-20	1.90
	Absolute occupancy ...	213-45	206	0 0	0 15 0	186-08	179	4 3	0 15 5	3	1.21
	Occupancy ...	245-25	160	0 0	0 10 5	406-68	252	8 0	0 9 11	-5	1.04
	Ordinary	630-55	466	4 0	0 11 10	660-45	487	8 0	0 11 10	...	1.38
	All-round	1,089-25	826	4 0	0 12 2	1,253-21	919	4 3	0 11 9	-3	1.23
Sohora	Occupancy-cum-ordinary	875-80	626	4 0	0 11 5	1,067-13	740	0 0	0 11 2	-2	1.24
	Malik-makbuza	...	...	...	...	3-75	1	0 0	0 4 3	...	.69
											1.35 (Sanctd. 1.30)

STATEMENT C.—Chachar Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present acreage incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
38	Pipri ... All-round	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.	—13	2.15	1.50	This good and large village adjoins the Kandri border. The area on the Kandri border comprises some wheat land, and the rest of the land is nearly all uneven river-side khaddi, growing juari for the adjacent Kamptee market. The village site is a large one, and contains many substantial houses. Wheat covers an area of 100 acres; while juari grows over about 350 acres. The village forms part of the Bhousla Estate as 'makta'. There are 35 tenants, of whom 2 come from Kamptee; the rest are resident—Kunbis number 15, Lodhis 6, &c. They are classed as A 1, B 1, C 25 and D 8, of whom 5 have mortgaged their holdings. The tenants are only a fair lot on the whole. There are only Rs. 20 in arrears. Rents have risen, and are a little too high: in a village which is practically part of Kamptee tenants should be a really strong lot, but the local men are all in debt, and also earn a living by hiring out carts and labour, and the mere fact that real arrears are small is no proof that the rents are not too high. Still it must be remembered that they gain a great deal by living next door to the Kamptee market, and that their fields, poor though they be in soil, can pay high, since they produce good juari, and here there is a large demand for it, and for karbi. I would therefore adopt the maximum rate of 1.50 as a guide, and would reduce only such rents as exceed the deduced rental to any considerable extent.
460		257-00	478 8 0	1 13 9	206-15	335 15 0	1 10 0	43	2.09		
		147-30	163 0 0	1 1 8	454-15	717 8 0	1 9 3	73	3.05		
		904-20	577 8 0	1 6 10	132-80	328 8 0	2 7 7	16	2.28		
	Occupancy-cum-ordinary Malik-makbuza	308-50	219 0 0	1 8 1	793-10	1,331 15 3	1 11 10	33	2.32		
		551-50	740 8 0	1 5 6	586-95	1,046 0 0	1 12 6	—25	1.36		
		10-45	27 0 0	2 9 4	46-63	90 4 0	1 15 0				

This is a large and very fine village between Kandri and Gondgaon. To the south the land is poor: in the centre all round the village is a large area of irrigation, and the land is thickly wooded with splendid trees. It contains a substantial village site, and there is wheat land stretching away on slightly rising land up to the borders of Wagholi on the north. The custom of trees accompanying holdings subsists here, and partly accounts for the very high rents prevailing. The village is in some ways the best of this tract, specially in respect of its irrigational facilities. It contains 350 houses, and over 1,200 population. The tenants earn money by the carrying trade. The non-agricultural population are of the labouring classes. These are Mahars chiefly. Morani II is the chief soil, though there is also about 230 acres of morani I. Wheat covers an area of 714 acres, jwari 419, linseed 246, and lac 116, and there are 115 acres of garden land. The wealthy Gopal Rao Madho Panditji is the proprietor. There are 115 tenants, of whom all but one are local—Kambis number 44, Malis 37, Brahmins 7, Mahars 11, Telis 9; the rest are of various castes. They are classed as A 2, B 8, C 89 and D 16; a fairly substantial lot. Malis are involved in debt in individual cases. There are no rental arrears. Rents have risen but little, but the rent-rates are all round pretty high. Some of the absolute occupancy land has been bought by the malguzar, who has added it to his home-farm. If it were not a question of trees here, I would have no hesitation in proposing the maximum rate of 1-50 in this fine village, but since the trees have a good deal to do with the high rental, I would proceed as in Kandri, and adopt a somewhat low rate. I would take 1-35, and add for trees where this is necessary, and the same rate will do for sir.

This small but extremely good village is situated to the north of Varar and Tekari, on the Seoni road. It contains some morani I in the south, and some excellent sir fields near the village site: morani I covers an area of about 80 per cent. Wheat grows over 453 acres, linseed on 133 acres, and jwari on 83 acres. The village site has a comfortable appearance. The village is divided into six mahals. There are 39 tenants, of whom 29 are local—Kambis number 26, Mahars 9, Brahmins 2, &c. They are classed as A 1, B 12, C 19 and D 7; a fairly strong lot on the whole. There are no rental arrears. Rents are extremely low, and have risen by very little. The absolute occupancy area is unchanged, but nearly the whole of the ordinary area has

Tekari	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ... Malik-makbuzas ...	822-10	1,320 10 6	1 9 11	651-64	1,085 14 6	2 0 3	4	1-39
		620-19	708 12 0	1 2 2	1,181-40	1,898 8 0	1 9 9	42	1-18
		1,630-21	1,893 8 0	1 13 2	347-26	642 8 0	1 13 7	3	1-61
		2,487-50	3,931 14 6	1 9 3	2,193-30	3,616 14 6	1 10 3	6	1-30
		1,608-40	2,602 4 0	1 9 10	1,531-63	2,531 0 0	1 10 4	6	1-27
Wagholi	{ Absolute occupancy ... Occupancy ... Ordinary ... All-round ... Occupancy cum-ordinary ... Malik-makbuzas ...	240-35	542 8 0	2 3 5	267-31	522 8 0	1 15 3	-12	1-88
		51-90	58 8 0	1 2 0	53-12	58 8 0	1 1 7	-1	1-66
		131-65	111 1 0	0 13 6	445-80	392 11 0	0 14 1	4	1-59
		177-20	147 15 0	0 13 4	35-04	49 1 6	1 6 5	68	1-94
		360-75	317 8 0	0 14 1	534-02	500 4 6	0 15 0	7	1-62
	{ Ryoti ... (Sanctd. -85) Sir ... (Sanctd. 1-15)	308-85	259 0 0	0 13 5	480-90	441 12 6	0 14 8	9	1-61
		78-85	68 4 0	0 13 10	122-41	96 12 0	0 12 8	-8	1-52
									..

STATEMENT C.—Chachar Group of the Ramtek Tahsil, Nagpur District.—(Contd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Increase per cent of present incidence over that of last Settlement.	Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
		Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
40 453	Wagholi Mahal I (Contd.).		been added to the occupancy. The occupancy rents have not risen at all apparently, and they would justify '90, the present rental being so low, margins of course being allowed in individual cases and in the low-paying mahals. The sir land covers an area of 158 acres, and a part of it is sub-let at Rs. 2 an acre. I would certainly value it at 1.15, the standard rate, as the land is of superior quality, and the village is so close to Kumptee.
	{ Absolute occupancy ...	...	...	...	...	...	...	...	...
	{ Occupancy ...	...	...	...	98.24	83 6 0	0 13 7	...	...
	{ Ordinary ...	...	...	...	17.25	23 0 0	1 10 0	...	1.09	
	All-round ...	...	...	...	115.49	111 6 0	0 15 5	...	.61	Ryoti '90
Do., do., II ...	Occupancy-cum-ordinary	115.49	111 6 0	0 15 561	(Sanctd. '85) Sir 1.15	Mahal I.—This mahal belongs to one Kewaji, Kunbi. It contains 52 acres morand I, and 100 acres morand II. Wheat is the chief crop. The rate of '90 for the ryoti land, and 1.15 for sir will prove suitable if occupancy tenants are dealt with by margins.
	Malik-makbuza ...	...	...	...	1.65	2 0 0	1 3 5	..	.60	(Sanctd. 1.15)
	{ Absolute occupancy ...	...	...	...	...	...	...	...	...
	{ Occupancy ...	...	...	...	95.25	72 10 0	0 12 2	...	.53	
	{ Ordinary ...	...	...	...	4.12	4 1 5	0 15 9	...	.66	
Do., do., II ...	All-round	98.37	76 11 5	0 12 454		Mahal II.—This mahal is also held by Kunbis, and represents a 2 annas 8 pies share. The village rate of '90 will be suitable, subject to liberal margins as in mahal I to occupancy tenants. There is no sir.
	Occupancy-cum-ordinary ...	...	...	...	99.37	76 11 5	0 12 4	...	.54	
	Malik-makbuza ...	...	...	...	89.30	42 4 0	1 1 2	...	.67	(Sanctd. '85)

The same as above. Village rates will do.												
Do., do., III ... (Absolute occupancy ... Occupancy-cum-ordinary ... Malik-makbuza ...)	Absolute occupancy ...	...	...	...	...	31-91	54 0 0	1 8 9	...	...	...	84
	Occupancy ...	...	...	...	...	41-90	23 0 0	0 10 8	...	...	...	46
	Ordinary ...	...	...	...	...	...	...	...	...	...	...	...
	All-round ...	...	...	...	...	76-81	82 0 0	1 1 1	...	...	...	65
	Occupancy-cum-ordinary ...	...	...	...	...	41-90	23 0 0	0 10 8	...	...	...	46 Ryoti (Sanctd. '85)
Do., do., IV ... (Absolute occupancy ... Occupancy-cum-ordinary ... Malik-makbuza ...)	Malik-makbuza ...	...	...	...	...	30-20	13 8 0	0 7 2	...	...	...	33 Sir 1-15 (Sanctd. 1-15)
	Absolute occupancy ...	...	...	...	...	...	...	...	...	...	...	...
	Occupancy ...	...	...	...	...	76-10	74 8 0	0 15 7	...	...	...	63
	Ordinary ...	...	...	...	...	13-67	17 0 0	1 3 11	...	...	...	83
	All-round ...	...	...	...	...	89-77	91 3 0	1 0 8	...	...	...	66
Do., do., V ... (Absolute occupancy ... Occupancy-cum-ordinary ... Malik-makbuza ...)	Occupancy-cum-ordinary ...	...	...	...	...	89-77	91 3 0	1 0 3	...	...	...	66 (Sanctd. '85)
	Absolute occupancy ...	...	...	...	...	...	...	...	...	...	...	...
	Occupancy ...	...	...	...	...	18-21	4 8 0	0 3 11	...	...	...	18
	Ordinary ...	...	...	...	...	68-05	72 0 0	1 0 11	...	...	...	73
	All-round ...	...	...	...	...	...	...	...	...	...	...	...
Do., do., VI ... (Absolute occupancy ... Occupancy-cum-ordinary ... Malik-makbuza ...)	Occupancy-cum-ordinary ...	...	...	...	...	86-26	76 8 0	0 14 2	...	...	...	62
	Malik-makbuza ...	...	...	...	...	68-05	72 0 0	1 0 11	...	...	...	73 Ryoti (Sanctd. '85)
	Absolute occupancy ...	...	...	...	...	3-14	3 12 0	1 1 5	...	...	...	72 Sir 1-15 (Sanctd. 1-15)
	Occupancy ...	...	...	...	...	...	...	...	...	...	...	...
	Ordinary ...	...	...	...	...	...	...	...	...	...	...	...
Do., do., VII ... (Absolute occupancy ... Occupancy-cum-ordinary ... Malik-makbuza ...)	All-round ...	...	...	...	...	...	...	...	...	...	...	...
	Occupancy-cum-ordinary ...	...	...	...	...	66-32	62 8 0	0 15 1	...	...	...	64 Ryoti (Sanctd. '85)
	Malik-makbuza ...	...	...	...	...	66-32	62 8 0	0 15 1	...	...	...	64 Sir 1-15 (Sanctd. 1-15)
	Absolute occupancy ...	...	...	...	...	47-82	35 4 0	0 11 10	...	...	...	49
	Occupancy ...	...	...	...	...	...	...	...	...	...	...	...

This mahal belongs to one Jagannath. There is no sir. I propose '90, the village rate. No special margins will be necessary.

This mahal is held by Ramji and Yogi, Kunbis. The village rate will prove suitable here also. The single absolute occupancy tenant holds on a nominal rent. I propose '96 for the ryoti land, and 1-15 for sir.

This mahal also represents a 2 annas 8 pies share. The proprietors are Dama, J yam and Jagannath, Kunbis. The rates proposed for the village, as a whole, will suffice here. I propose '90 for the ryoti land, and 1-15 for sir.

Gondagaon	Absolute occupancy	460-30	• 679 15 9	1 14 7	489-24	587 7 9	1 13 0	—5	2 03
		280-25	619 12 0	1 13 8	801-54	1,447 6 3	1 12 10	—3	2 21
		608-35	921 6 3	1 8 3	129-71	216 0 0	1 10 10	11	2 33
	Occupancy-cum-ordinary	1,348-90	2,321 2 0	1 11 6	1,422-49	2,550 14 0	1 12 8	4	2 17
		888-60	1,441 2 3	1 9 11	933-25	1,063 6 3	1 12 6	10	2 25
		129-45	564 0 0	4 5 8	147-76	670 0 0	3 13 9	—12	2 78
	Malik-makbuza								
Kamphthi	Absolute occupancy	287-25	418 8 0	1 7 4	286-13	415 8 0	1 7 3	...	1 74
		288-05	358 0 0	1 3 11	554-58	644 0 0	1 2 7	—7	1 88
		440-25	338 0 0	0 14 6	222-47	217 0 0	0 15 7	7	1 90
	Occupancy-cum-ordinary	1,015-55	1,174 8 0	1 2 6	1,063-18	1,276 8 0	1 3 3	4	1 83
		728-30	756 0 0	1 0 7	777-05	861 0 0	1 1 9	7	1 88
		66-65	68 0 0	1 0 4	123-29	231 8 0	1 14 1	84	3 19
	Malik-makbuza								

This is a large and substantial village, situated south of Varar and east of Kamptee and Rohna. There is not much soil suitable for wheat, except in the area to the north, which is flooded occasionally and receives an alluvial deposit. This is called 'rameshwar', and it extends through many villages. There is great deal of juar grown, and the village is famous for its irrigation near the village site, where there are 19 wells and 9 orange gardens besides vegetable gardens. The village is a most substantial one, and trees are included in the holdings. Rents are exceedingly high in several cases. There are 300 houses, all tiled, with a population of about 1,000. Morand II and Khirdi, with a little morand I, are the chief soils. Juar grows on 546 acres; while wheat covers an area of 43 acres only. Proprietors are the same as in Nandgaon. There are 70 tenants in all, of whom 61 are local—Kunbis number 23, Malis 12, Lodhis 6, Barais 5, Brahmins 5, Gowaris 4, &c. They are classed as A 5, B 7, C 33 and D 25; a poor lot. There are 20 holdings mortgaged, and the tenants, who pay high rents, are involved in debt. There are naturally very heavy rental arrears of Rs. 354, with Rs. 166 of previous years; total arrears therefore are Rs. 470. The lands near the village site pay exorbitant rents. It is evident that the rents are too high, and the unfortunate malik-makbuzas have been among the chief sufferers. The people are sadly in need of some relief as in the other tree villages. I would adopt 1/35, and after making allowance for income received from trees, would reduce all rents which exceed the deducted rental to any considerable extent. The same rate will do for air, which is very small.

This large village which is divided from Kamptee Cantonment by the Kanhan, consists of flat but poor land. It is a large village, and contains some good houses, but the lands are almost entirely morand II and khirdi, of which khirdi prevails. Rents are excessive. Many tenants are in poor condition, and much indebted. Juar is the chief crop, and covers an area of 683 acres; tur grows on 313 acres. The village belongs to the Bhonsla Estate, and is held on 'makta' jama. There are 43 tenants in all, of whom 5 are outsiders—Kunbis number 18, Mahars 6, Warthis 6, Mahomedans 3, &c. The classes are A 3, B 3, C 29 and D 8. Out of the D tenants five have mortgaged their holdings. The tenants are not a good lot on the whole. There are Rs. 36 in arrears, which generally remain. Rent-rates have not risen, but the rents are very high in individual cases. There is no air. As the rents in this case stand on the merits of

Year	Absolute occupancy ...	362 0 0	1 8 8	226.47	353 8 0	1 9 0	1	1.38
...	Occupancy ...	203 0 0	0 14 2	475.68	744 12 0	1 9 1	77	1.46
...	Ordinary	408.55	1 8 8	143.46	176 10 0	1 3 8	-20	1.25
...	All-round	872.67	1 5 11	845.61	1,274 14 0	1 8 1	10	1.41
...	Occupancy-cum-ordinary	637.70	1 4 11	619.14	921 6 0	1 7 10	14	1.42
...	Malik-makbaza	62.40	1 3 4	60.40	75 8 0	1 4 0	11	.92
...	Absolute occupancy ...	355.95	1 6 3	363.52	502 8 0	1 6 1	-1	1.81
...	Occupancy ...	245.60	1 5 0	334.18	500 4 0	1 4 10	-1	1.87
...	Ordinary	230.10	1 1 3	161.76	171 8 0	1 1 0	-1	1.72
...	All-round	831.65	1 4 6	903.46	1,174 4 0	1 4 8	1	1.82
...	Occupancy-cum-ordinary	475.70	1 3 2	545.94	671 12 0	1 3 8	3	1.83

1.50

Ryoti } 1.50
& Sir }

This average-sized village being on the Peuch river, is situated to the north of Varar. It consists almost entirely of meven land of good quality as morand if mekarfakat; while on the Nandgaon and Wagholi side is some wheat land. The soil is stony on the Peuch side. The village is small, and looks below the standard. Morand if covers an area of 759 acres, while morand I is 368 acres. Only juari and juari-tur grow on 348 acres: tur and linseed come next. One Ram-chandra Malhar, mekarfakat, is the proprietor. There are 35 tenants in all, of whom 29 are local.—Kumbis number 22, Warhis 3, &c. They are classed as A, B, C, 23 and D 1. The B are good, but all round they are only a fair lot. Rupees 129 were in arrears, of which some are disputed only for tenants are in arrears, but there are usually some who are backward about paying. Rent-rates are high for this class of land, but there is some cotton-growing land, and as mntalarikat the soil is superior. The absolute occupancy area practically remains unchanged, and a great deal of the ordinary area has gone into occupancy. But it would be unsafe in these villages, near Kamptee, where rents are governed by competition of many years back to apply price considerations. Rents are in my opinion quite as high as they should be, and I would merely accept the all-round incidence, and level up to 150, the maximum rate of the group.

This is a good-sized village lying on the Pench which bounds it on the south and west. The whole area along the Pench for a good distance in unculturable soil with thicket and thorns. The central lands are moramd II mutafarikat and khards of good quality; while to the north on the Mlaselhi border the land is flat, and of good quality, and some wheat is grown in a few fields; barely 10 per cent is capable of producing wheat. The village size is a fair one only. Jnari and jnari-tur are the chief crops, and they cover an area of 460 acres: wheat grows on 13 acres only: tur, cotton and linseed also grow, but in small quantity. Ganesh Dixit Upadhyia is the mukadar of the village. There are 45 tenants, of whom 41 are resident—Kunbis number 42, Brahmins 5, Kalaris 3, &c. They are classed as A 1, B 4, C 38 and D 2; only a fair lot. Rupees 75 are in arrears. Kents are stationary, but they are rather high for so much non-bearing wheat land. The absolute occupancy area remains unchanged, and out of 19 occupancy tenants of Settlement, 11 continue. The classification of this village is extremely moderate, and though I was not prepared to raise it all-round by a class, I noted that the moramd II and khardi soils were superior for non-wheat-bearing lands, and I have no hesitation in adopting the maximum rate of 1-50, as a guide for leveling up. The same for tur, which is of trifling extent.

STATEMENT C.—Chachar Group of the Ramtek Tahsil, Nagpur District.—(Concl'd.)

Serial and Settlement Nos.	Name of Village and Mahal.	AT LAST SETTLEMENT.			AT PRESENT.			Incidence per cent of present acreage incidence over that of last Settlement.	*Incidence per soil-unit.	Unit-rate proposed and sanctioned.	Reasons for rate.
		Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12
47	Mhasdehi	Acrez.	Ra. a. p.	Ra. a. p.	Acrez.	Ra. a. p.	Ra. a. p.	2	.75		This a large and good village north of Bakhari and south of Nayekund, except for the fields on the west along the Pench river the land is flat and produces good wheat, but on the west it is uneven, and the cotton-growing lands pay very high rents. The portion on the Khandala border is the best. Morand I and II cover an equal area of about 370 acres. Wheat grows on 203 acres: juri comes next, and then linsaid. Pro-prietors are the same as in Nayekund. There are 32 tenants, of whom 28 are local—Lodhis numbered 21, Kunbis 4, Telis 2, &c. They are classed as A 2, B 7, C 16 and D 7; a fairly well off lot, but D tenants have mortgaged their holdings. Rupees 175 are in arrears, owing to bad crop. In some cases malguzar has taken the produce of the mortgaged fields, and let rents stand. Cultivation has increased by 25 per cent, and assets have risen by 24 per cent. Absolute occupancy area remains unchanged, but the whole ordinary area of last Settlement has become occupancy. Absolute occupancy rents justify a rate of 1.15; while the rise of 9 per cent in the occupancy rents over the ordinary of Settlement justifies a rate of 1.30, and the malik-makbuza figures point to a rate of 1.20. I would therefore adopt 1.30, and allow very liberal margins to the absolute occupancy tenants. The ordinary rents seem high, and they also contain a good deal of land without rent. The sir area is only 68 acres, and I would value it at the same rate.
	{ Absolute occupancy ...	202.90	193 0 0	0 15 3	199.76	193 4 0	0 15 6				
	{ Occupancy ...	...	...	...	421.26	601 0 0	1 6 8	...	1.13	
	{ Ordinary ...	424.71	550 0 0	1 4 9	140.65	316 0 0	2 3 11	73	1.50		
	All-round ...	627.61	743 0 0	1 2 11	764.67	1,110 4 0	1 7 3	23	1.11		
	Occupancy-cum-ordinary ...	424.71	550 0 0	1 4 9	564.91	917 0 0	1 10 0	25	1.24		
303	Malik-makbuza ...	127.95	165 0 0	1 4 8	115.17	124 0 0	1 1 2	-17	.80	Byoti? 1.30 & Sir	

* GRAND TOTAL... (Absolute occupancy Occupancy Ordinary All-round Occupancy-cum-ordinary Malik-makbuza	Absolute occupancy ...	15,703-56	15,947 5 7	1 0 3 0	14,063-81	14,323 15 0	1 0 4	...	...	84
	Occupancy ...	14,025-94	12,163 2 0	0 13 10	29,258-56	30,656 12 4	1 0 9	21	...	82
	Ordinary	24,036-42	21,330 5 11	0 14 2	12,642-98	16,903 15 5	1 5 5	51	...	1-18
	All-round	53,765-92	49,440 13 6	0 14 9	55,965-35	61,884 10 9	1 1 8	20	...	94
	Occupancy-cum-ordinary	38,062-36	33,493 7 11	0 14 1	41,901-54	47,560 11 9	1 2 2	29	Standard rate 1-15	98
	Malik-makbuza	2,367-24	3,528 10 0	1 7 10	2,946-61	4,023 11 0	1 5 10	-8	...	1-15

NAGPUR: }
The 28th September 1894.

R. H. CRADDOCK,
Settlement Officer.



**ASSESSMENT REPORT FOR THE CHACHAR GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

—:O:—

The group has been described as a most superior one in the Rent-rate Report, and the only reason why a large revenue enhancement was not expected was that in the villages on the Kanhan and PENCH, near Kamptee, where kharif crops can be produced very successfully, both rents and revenues had been from pre-settlement competition pushed up to a high extent.

And as the revenue of these few villages amounted to over a third of the revenue of the group, the enhancement procurable is much discounted by the very small increment yielded by these villages.

The village rates which were proposed were in several instances lowered by the Chief Commissioner: the deduced rental over the group being decreased thereby by Rs. 2,000, and as will be seen the rent enhancement will not be as large as was estimated.

2. I will proceed now to set out my proposals in detail, beginning with malik-makbuzas.

The following table shows what is proposed in regard to malik-makbuza revenue:—

	Present payments.	Enhancement (+) or reduction.	Proposed payments.	Plus or Minus (+) (-) per cent.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
When Enhanced ...	2,362 6 0	659 14 0	3,031 4 0	29
When Reduced ...	1,519 10 0	-307 10 0	1,212 0 0	-20
Total ...	3,882 0 0	352 4 0	4,243 4 0	9

The deduced rental is only Rs. 4,040, and the excess of the proposed over the deduced is due to the maintenance of present payments in villages near Kamptee, or to their non-reduction down to the deduced rental.

Where payments have been low, they are substantially enhanced, but due margins have been left; while the excess of the proposed over the deduced in villages near Kamptee is due to the following causes:—

- (a) Consideration of income made from fruit trees;
- (b) The superiority of the kharif lands over the average;
- (c) The great value of land near Kamptee.

The villages in which the largest reductions of malik-makbuza revenue are proposed, are the following:—

Village.	Amounts where relief is given.	Reduced Payment.	Amount reduced.	Per cent.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Chachar ...	122 12 0	83 0 0	39 12 0	32
Singardip ...	68 0 0	45 0 0	23 0 0	34
Takari ...	341 8 0	272 8 0	69 0 0	20
Varar ...	259 8 0	223 0 0	36 8 0	14
Gondagaon ...	404 0 0	312 0 0	92 0 0	23

In Chachar the amount is adjusted over the ryoti lands held by the same persons.

In Singardip the amount is an excessive kamil jama not realized on a holding held muafi at the option of the Bhonsla Estate.

In the other three villages the reductions represent relief given to persons who are in many cases heavily taxed on small garden plots.

When the detailed proposals come to be examined, it will be found that there has been no slavish adherence to the deduced rent, and copious notes will be found in the ryotwaries of the villages concerned.

The area of escheated plots in this group is 108½ acres, which will be settled for Rs. 178-12-0.

3. The next tables refer to ryoti payments, proper, and are set out in the usual form :—

TABLE A.—Showing Present and Proposed rents for each class of tenant, as compared with the deduced rental :—

Class of tenant.			Present Rents.	Proposed Rental.	Compare deduced.
			Rs. a. p.	Rs. a. p.	Rs. a. p.
Absolute occupancy	...	...	14,323 15 0	16,925 8 0	17,167 5 0
Occupancy	...	...	30,656 12 4	35,015 14 0	35,183 8 0
Ordinary	...	...	16,950 7 5	16,826 6 0	14,184 7 0
All-round			61,931 2 9	68,767 12 0	66,535 4 0

TABLE B.—Showing rates per acre and per soil-unit, and the Present and Proposed rents compared with the rates at last Settlement :—

Class of Ryoti.	PRESENT RENTAL.		PROPOSED RENTAL.		RISE PER CENT OF PROPOSED RATES OVER THE RATES OF—	
	Rate per acre.	Rate per soil-unit.	Rate per acre.	Rate per soil-unit.	present Rental.	last Settlement Rental.
	Rs. a. p.	Annas.	Rs. a. p.	Annas.		
Absolute occupancy	1 0 4	84	1 3 3	1-00	18	19
Occupancy	1 0 9	89	1 3 2	1-02	14	38
Ordinary	1 5 6	1-18	1 5 4	1-17	-1	50
All-round	1 1 8	94	1 3 8	1-06	11	33
Occupancy-cum-ordinary	1 2 2	98	1 3 9	1-07	9	40

The first impression to be gained from these tables is that the enhancements are moderate, while the deduced rent is closely approached. The same explanation as was given in the case of malik-makbuzas applies: the rent proposals consist of enhancements with margins in the wheat villages, and reduction with margins on the other side in the villages like Kamptee.

In the 35 villages of the wheat-tract the enhancement is Rs. 7,024-15-8, while in 12 villages near Kamptee the net enhancement is Rs. 172-13-7, or Rs. 7,197-13-3 in all.

The contrast is very marked. Each class will now be separately dealt with.

4. The details of the enhancement of absolute occupancy rents, is as follows :—

	Amount at Present.	Amount Proposed.	Amount of enhancement or reduction.	Percentage of enhancement or reduction.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Payments Enhanced	11,290 1 6	14,387 12 0	3,097 10 6	27
Do. Reduced	3,033 13 6	2,687 12 0	496 1 6	-20
Total	14,323 15 0	16,925 8 0	2,601 9 0	18

Absolute occupancy rents. The villages in which the largest reductions of absolute occupancy rents occur, are :—

		Rs.	Adjustment.
Satak	...	53	} Very excessive rents.
Kandri	...	40	
Pipri	...	43	
Tekari	...	103	
Gondegaon	...	58	

5. A similar table is given showing how occupancy rents have been dealt with :—

	At Present.	Proposed.	Amount Enhanced or Reduced.	Percentage of Enhancement or Reduction.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Payments Enhanced	21,461 12 6	29,992 10 0	5,530 13 6	23
Do. Reduced	6,194 15 6	5,023 4 0	—1,171 11 6	—19
Total	30,656 12 0	35,015 14 0	4,359 2 0	14

Occupancy rents. The chief reductions occur in the following villages—

	Rs. a. p.
Pipri	65 12 0
Varar	185 13 0
Gondegaon	252 0 0
Ghat Rohna	96 0 0
Yesambha	66 0 0

These all occur in the villages near Kamptee, and the reductions proposed are much needed.

In Varar enhancements had been erroneously made by the Civil Courts.

In Gondegaon rents are terribly high, and heavy arrears are of constant occurrence.

Reference to the village notes and ryotwaries of the villages concerned will show that reductions are really needed when proposed.

6. The proposals regarding the ordinary rents are also detailed in a similar way :—

	At Present.	Proposed.	Amount Enhanced or Reduced.	Percentage of Enhancement or Reduction.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Payments Enhanced	11,521 3 5	12,891 2 0	1,369 14 7	12
Do. Reduced	5,429 4 0	3,985 4 0	—1,444 0 0	—27
Total	16,950 7 5	16,826 6 0	—124 1 5	—1

Explanation of the reduction of ordinary rents. This is the first group in which I have had to report a net reduction of ordinary rents over the group as a whole. The villages in which ordinary reductions are important, are :—

Village.	Amount.	Remarks.
	Rs.	
Satak	112	Marwari had enhanced Court of Wards.
Chachar	170	
Khandala	81	.....
Hiora	84	.....
Nalaj	64	Bhao, Patel, of Virsi.
Pipri	103	.....
Tekari	80	.....
Varar	235	Marwari enhanced through grudge : has agreed to reduce.
Ghat Rohna	130	Court of Wards.

The only village in which I have already obtained the consent of the proprietor is Varar, where the reductions were largest. The same Mawari will agree in Satak. For the rest, the Court of Wards are the worst offenders.

I cannot afford the time to get the consent of the proprietors of the whole group, as this course always produces great delay, but I do not anticipate any difficulty in obtaining the consent.

Only outrageously high ordinary rents are reduced, except by way of adjustment.

In the case of two-thirds of the ordinary rental it has been possible to raise by 12 per cent, and high rents are merely due to keen competition near Kamptee and the action of particular proprietors or agents, such as the Marwari of Satak and Varar and the Court of Wards' kamdars.

7. Looking all round, it may be said that the true purport of the proposals for the majority of the villages of the group is obscured by the treatment found necessary to apply to the villages near Kamptee, which has reduced what would have been an all-round enhancement of about 21 per cent to an all-round enhancement of 11 per cent only.

8. The valuation of the home-farm, privileged and service lands in this group, owing to the small area which these lands cover, is a matter of comparatively small importance.

The deduced valuation of the home-farm is Rs. 5,971-8-0: the valuation adopted is Rs. 5,865-4-0,—the difference being due to the allowances made for improvements.

This valuation will fall on the acre at Re. 1-8-5, as against Re. 1-7-6 payable by malik-makbuzas, and Re. 1-3-8 payable by tenants.

The rate at which 314 acres have been sub-let is Rs. 2-10-6, so that the valuation does not approach competition limits.

The valuation of the home-farm lands amounts to about 7 per cent of the assets; while the sir area amounts to 6 per cent of the occupied area.

The service lands are valued at Re. 1-1-3 or Rs. 689, against Rs. 704, deduced.

The difference is not a material one.

Siwai income.

9. The Siwai is also unimportant in this group—

		Rs.
At last Settlement	...	105
Approximate actuals of year	...	698
Amount assumed as average	...	513

The details are given in the Siwai statement, the most important sources being:—

		Rs.
Mangoes and Tamarind	...	264
Fisheries	...	96
Grass	...	77

In most cases the figure entered as the actual of the year is taken from accounts, and the assumed averages are based on past accounts.

The Siwai income amounts to only 6 per cent of the total assets.

10. The total revised assets of the group will exceed the assets at last Settlement by 42 per cent, as will appear from the statement next given:—

	Assets at last Settlement.	Assets as revised.
	Rs. a. p.	Rs. a. p.
Cash rents	52,839 7 6	73,011 0 0
Rental value of home-farm and service land.	3,538 12 4	6,554 4 0
Siwai	105 0 0	513 0 0
Total	56,483 3 10	80,078 4 0

The increase in assets is thus Rs. 23,595-0-2, or 42 per cent: the increase in cultivation having been 7 per cent during the same period.

11. The revenue as fixed at last Settlement, after some considerable relief had been granted to the higher-paying villages was Rs. 42,373; it has since risen to Rs. 42,670, by reason of subsequent changes enumerated in the first page of the Group Assessment statement.

This latter figure fell at 75 per cent of the assets at last Settlement, and it falls on the assets as now revised at 53 per cent.

There is therefore not much scope for increase, but my proposals will raise it to Rs. 51,373 or 64 per cent of these assets; the increment being Rs. 8,704-7-4 or 20 per cent.

This is as much as I estimated as likely to be got in the Rent-rate Report.

To obtain this revenue, it is necessary to take 63 per cent of the malguzari assets and 90 per cent of the malik-makbuza revenue.

12. Analysis of the percentages taken of malguzari assets in the several villages of the group shows the following results:—

Percentage proposed.	No. of Villages.
65	13
64	5
63	9
62	6
61	1
60	5
59	1
57	2
56	4
55	1

The assessment then is more uniformly heavy than in most groups: villages and estates being generally all large ones.

Reduction of revenue is proposed as follows—

Kamptee	...	Rs. 101 (Kamil jama).
Gondegaon	...	359 (Rents reduced by Rs. 405).

But the different treatment which has been possible in the main portion of the group as distinguished from the results in the 12 villages near Kamptee is very well shown by the figures next given:—

	Present revenue.	Proposed revenue.	Increment.	Percentage.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
In the 85 main villages (Nos. 1—35)	26,888 10 4	34,985 0 0	8,096 5 8	30
In the 12 villages near Kamptee (Nos. 36—47)	15,781 14 4	16,390 0 0	608 1 8	3
Whole group	42,670 8 8	51,375 0 0	8,704 7 4	20

Just as the rent enhancement possible in the group was reduced from 21 per cent to 11 per cent, so the revenue enhancement obtainable, had the group been throughout subject to normal conditions, would have been 30 per cent, but is, owing to the circumstances of those villages, reduced to 20 per cent only. And to obtain even 20 per cent, the all-round assessment exceeds 60 per cent, but when the details are examined, it will be seen that this assessment can be imposed without hardship.

13. On the group, as a whole, the addition to revenue is Rs. 8,704-7-4, while the addition to rents is Rs. 7,197-13-3, so that the net revenue enhancement will be only Rs. 1,506-10-1.

The "spontaneous" rise in cash-rents during the currency of the Settlement has been about Rs. 13,000, while a little more land has been cultivated by proprietors at the same time, so that the contribution of Rs. 1,500 out of these additional assets is not much. But of course the above is not quite a correct view of the position, as some proprietors gain and some lose by the re-settlement.

The widows who own Kheri gain over Rs. 400 for instance, and there are altogether 16 out of the 47 villages in which the proprietors will be gainers.

The largest loser will be the Marwari of Varar, who will lose Rs. 400 by the re-settlement, but his loss is nominal to a great extent, as he seldom collected the rents up to which he had enhanced his tenants.

14. The position of the proprietors at last Settlement contrasted with their position under the proposals now submitted, shows results highly satisfactory to the proprietors, if they could but realize the change, which it is hopeless to expect them to do.

Position of proprietors at Settlement and as proposed contrasted.

The balances at last Settlement and as now proposed, are thus compared :—

	At last Settlement.	As now Proposed.
Cash-rents	Rs. 10,466 7 6 = Rs. 10,466 7 6	Rs. 21,536 = Rs. 21,536 0 0
Land-home-farm	Acres 3,730 } = " 3,538 12 4	Acres 3,818 } = " 6,554 4 0
Service land	" 615 } = " 105 0 0	" 638 } = " 513 0 0
Siwai	Rs. 105 0 0 = " 105 0 0	Rs. 513 = " 513 0 0
Total	Rs. 14,110 3 10	Rs. 28,703 4 0

The balance left to the proprietors may be truly said to be just double what it was at last Settlement, and adequate on the whole, as will be seen with better clearness from the individual notes.

15. The revenue of the group will then be Rs. 51,375 according to my proposals, but a great deal of revenue has been alienated here. Here are the figures :—

Revenue alienations

	Revenue at Present.	As Proposed.
	Rs. a. p.	Rs. a. p.
Total	42,670 8 8	51,375 0 0
Alienated	9,586 2 2	11,962 2 2
Balance realizable	33,084 6 6	39,412 13 10

The true realizable increment will therefore be only Rs. 6,328-7-4 or 19 per cent.

But jamas of small revenue-free plots are excluded from the figures above given, and they aggregate, as now revised, no less than Rs. 944-8-0 on an area of 838 acres.

16. The incidence of revenue on cultivation is mainly interesting for purposes of comparison of two or more tracts of country. In the present group it will be raised by my proposals from Re. 0-12-9 at last Settlement to Re. 0-14-4.

In most of the villages of the group where rents and revenues are generally low, it falls below Re. 1, but in the following villages it will exceed Re. 1.

	Incidence.	Enhancement effected by proposals.
	Rs. a. p.	Per cent.
Nilaj	1 1 1	36
Kandri	1 2 10	8
Pipri	1 2 8	Nil.
Salva	1 3 9	40 (Good land).
Tekari	1 4 11	7
Ghat Rohna	1 1 8	1
Yesambha	1 2 7	15
Varar	1 13 8	6
Gondegaon	1 5 8	15

The following comparison with other groups of this tahsil will be of interest :—

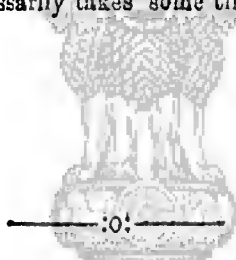
Group.		Extent of enhancement.	Percentage of malguzari assets.	Incidence on cultivated area.
		Per cent.		Rs. a. p.
Tarso-Khat	... ..	40	60	0 11 1
Kodamendhi	... ..	34	60	0 11 7
Patanssongi	... ..	10½	64	1 4 2
Chachar (Under report)	... ..	20	63	0 14 4
Compare Koradih of Nagpur tahsil		21	63	0 14 5

There is a striking similarity between this group and the Koradih group of the Nagpur tahsil, which has a similar standard rate, and is similarly situated for the Nagpur and Kamptee markets.

17. The assessment of this group expires on the 30th of June 1894, and though it is not quite certain that the revised assessment can be announced before that date, still it is expedient that it should receive sanction without delay, as there are other groups to follow, and the announcement will have to begin early in September, and it necessarily takes some time to get a number of groups ready for announcement.

NAGPUR :
Dated the 29th May 1894. }

R. H. CRADDOCK,
Settlement Officer.



ASSESSMENT PROPOSALS FOR THE CHACHAR GROUP OF THE RAMTEK TAHSIL, IN THE NAGPUR DISTRICT.

—:0:—

No. C-370, dated the 25th June 1894.

Submitted to the Chief Secretary to the Chief Commissioner, Revenue Department, with the Assessment abstract, the Rent-rate file, and letter No. 5070, dated the 9th June 1894.

2. There is but little to remark upon in the Settlement Officer's proposals. The ryoti enhancements he has imposed are decidedly light. The payments of malik-makbuzas and absolute occupancy ryots have been raised respectively by 9 and 18 per cent, and considering that their lands are generally very fertile and valuable, and that their payments have not been enhanced since last Settlement, the increase now imposed seems exceedingly moderate. The rents of occupancy tenants have been raised by 14 per cent, but in their case there has been some enhancement during currency of Settlement, and their rate will exceed that of last Settlement by about 30 per cent. The Settlement Officer points out that these enhancements are less than he originally anticipated by reason of the lowering of some of his village rates. This is true, but there is a further explanation in the fact that in a number of villages, where rents ruled very high, very small enhancements have been imposed or present payments actually reduced. If these villages be omitted from consideration, the percentage rent enhancement becomes substantial, rising from 11 per cent to over 20 per cent on the whole ryoti area.

3. The villages in which rents have been raised but little or have been reduced lie near the town of Kamptee, and include much kharif cultivation, which in former days paid what would now be an unfairly high share of the revenue. The Settlement Officer has worked out his proposals with the utmost care and in great detail, and I am able to recommend them for sanction, except in the case of one village, Gondgaon (No. 42), where the reduction seems unnecessarily large, and I would restore Rs. 100. The Settlement Officer has in some cases reduced where holdings are sub-let at a profit, and this does not seem reasonable.

4. The enhancement in revenue proposed will add Rs. 8,704 (or 20 per cent) to the Government demand ; whereas the malguzars will gain Rs. 7,199 by rent enhancement now effected. The re-assessment will withdraw only a third of the total increase in assets, which will have occurred since last Settlement. A very considerable proportion of the revenue is assigned. I think that in many cases the Settlement Officer has been rather too moderate. But the difference between his figures and those which I should have adopted is generally very small, and save in one case, the only changes I have proposed is to bring the new demand well within the maximum of 65 per cent, where a maximum assessment is justified.

5. The current Settlement will expire at the end of this month. The new Settlement is to be made for a term of 19 years,—from the 1st July 1894 to the 30th June 1913.



J. B. FULLER,

*Commissioner of Settlements and Agriculture,
Central Provinces.*

*Statement showing the changes in the figures between Rent-rate and Assessment reports
of the Chachar Group.*

Name of Village.	ADDITION TO AND SUBTRACTION FROM				Remarks.
	Malik-makbuza.		Ordinary.		
	Area.	Rent.	Area.	Rent.	
	Acres.	Rs. a. p.	Acres.	Rs. a. p.	
Amri	2 0 0	Added to Malik-makbuza on account of portion of Munaf resumed.
Dumri	1 8 0	...	...
Satak	12 10 8	...	...
Dumri	1 8 0	...	...
Kunbhapur	12 0 0	...	...
Salwa	2 0 0	...	...
Khapri	3 0 0	...	...
Nilaj	1 8 0	...	...
Khandala	1 9 7	...	...
Kheri	2 8 0	...	...
Nimkhera	4 2 8	...	...
Panjra	4 2 8	...	...
Bihora	0 3 5	...	...
Yersambka	1 8 0	...	...
Khopri	-27-65	-21 0 0	Added to Khudkasht.
Hiuri	2 0 0	
Singardip ...	-84-17	-62 0 0	Added to Munaf.
Kandri ...	51-58	20 8 0	Added to Malik-makbuza.
Warora	-5 8 0	...	65 8 0	
Juni Kampti ...	-31-66	-145 0 0	Nazul land: wrongly added to Malik-makbuza.

**TOTAL ASSESSMENT STATEMENT FOR THE CHACHAR GROUP OF THE RAMTEK TAHSIL,
IN THE NAGPUR DISTRICT.**

I.—Revenue demand.

As fixed at last Settlement.	At Present.	Detail of Changes.	Detail of Balances.		
			Year.	Amount.	How disposed of.
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.			
42,373 0 0	12,670 8 8	225 7 5 On account of Government Muzaf resumed. 189 8 0 Do. Service. do. 117 6 9 Reduction for land required, <hr/> 297 8 8			

II.—Changes in Proprietorship.

At Settlement.		At Present.		Remarks.
Name of each share-holder.	Extent of share.	Name of each share-holder.	Extent of share.	
1	2	3	4	5
		Nil.		

III.—Area in cultivation classed according to Soils, Position, &c.

Soil class.	POSITION CLASS.										Total.
	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.
				(See Statement attached.)							

IV.—Cropped area classified according to Crops.

[illegible]

V.—Details of Village area.

	OCCUPIED AREA.					UNOCCUPIED AREA.					AREA IRRIGATED.			Number of irrigation wells.	Number of artificial tanks.	Number of ploughs.	Number of cattle.														
	Area in cultivation.		Area out of cultivation, i. e., waste and fallow of more than three years.			Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock, and covered by roads and buildings.	Total area unoccupied.	Total area of village.	From tanks.					From other sources.	Total.												
	Under crop.	Fallow of three years or under.	Total.		Acres.																										
			Acres.	Acres.																											
1.	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19													
At Present	56,065-34	1,132-91	57,218-28	6,973-38	64,192-26	29-01	294-08	1,516-06	4,401-30	6,241-05	70,433-31	208-22	329-96	538-19	107	3	2,890	5,822													
Percentage on total area of areas in cols. 4, 6 and 15	...	...	81	...	91	...	...	...	...	...	...	...	...	1	...	...	...	...									
Compare entries of last Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19	52,621-44	733-55	53,354-99	6,450-11	61,805-10	...	...	1,890-48	5,611-20	7,501-68	69,306-78	...	...	...	...	...	...	...						

VI.—Details of Holdings.

	Held by Malguzars.			Held by Malik. makbuzas.		Held by Revenue-free grantees.		Held by Absolute occupancy tenants.		Held by Occupancy tenants.		Held by tenants of superior class in ordinary tenant right.		Held by Ordinary tenants.		Held Rent-free or by Privileged tenants.		Total occupied area (to agree with col. 6 of Statement V).
	As sir.	Other than sir.	Total.	Area of total leased.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	No. of hold-ings.	Area.	As grant from malguzar.	In lieu of service.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At Present	3,658-62	786-72	3,845-34	312-00	196	2,882-36	123	888-62	576	14,063-81	1,296	29,258-56	3,346-41	481	83,238-92	21-02	617-22	64,192-26
Percentage on total occupied area of areas in cols. 4, 11, 13 and 16	...	...	6	...	...	...	...	...	...	22	...	46	...	...	14	...	...	...
Compare entries of last Settlement for cols. 4, 11, 13 and 16	3,729-39	...	3,729-39	...	...	2,215-69	...	1,448-69	...	15,703-56	...	14,025-94	33-75	...	24,002-67	...	615-41	61,805-10

VII.—Details of Malik-makbuzas' and Tenants' payments.

	TENANTS.				
	Malik-makbuzas.	Absolute occupancy.	Occupancy.	Ordinary.	Total.
1	2	3	4	5	6
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1. At last Settlement	3,398 10 0	15,947 5 7	12,163 2 0	21,330 5 1	49,440 13 6
2. Incidence per acre	1 7 10	1 0 3	0 13 10	0 14 2	0 14 9
3. At Present	3,882 0 0	14,323 15 0	30,656 12 4	16,930 7 5	61,931 2 9
4. Incidence per acre	1 5 6	1 0 4	1 0 9	1 5 6	1 1 8
5. As Proposed [Sanctd.]	4,243 4 0	16,925 8 0	35,015 14 0	16,836 6 0	68,767 12 0
	...	16,915 8 0	34,995 14 0	16,996 6 0	68,907 12 0
6. Incidence per acre [Sanctd.]	1 7 6	1 3 3	1 3 2	1 5 4	1 3 8
	...	1 3 2	...	1 5 7	1 3 8
7. Increase per cent of proposed over present payments [Sanctd.]	9	19	14	-1	11
	...	17	...	...	11
8. Compare as deduced from rates	4,040 0 0	17,167 5 0	35,183 8 0	14,184 7 0	66,535 4

VIII.—Details of Siwai income.

	Source.	Amount at former Settlement.	Amount in year of present Settlement.	Amount assumed as average.	Remarks.
	1	2	3	4	5
		Rs. a. p.	Rs. a. p.	Rs. a. p.	
	Tilce	...	24 0 0	22 0 0	
	Fisheries	...	122 0 0	96 0 0	
	Mangoes	...	405 0 0	264 0 0	
	Grass	...	84 0 0	77 0 0	
	Sindhan	...	26 0 0	20 0 0	
	Miscellaneous	...	37 0 0	34 0 0	
	Total	105 0 0	698 0 0	513 0 0	

IX.—Details of annual value of Sir, Khudkasht and land held by Privileged tenants.

SIR AND KHUDKASHT.		Area cultivated by Malik-makbuzas.		Area held by Privileged tenants.		Valuation adopted.	
Area leased out		Rental value at sanctioned rent-rates.	Compare rent actually paid to malguzars.	Rental value at sanctioned rent-rates.	Compare rent actually paid.	For Sir and Khudkasht.	For area held by privileged tenants.
1	2	3	4	5	6	7	8
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
387 6 0	833 14 8	5,584 2 0	704 0 0	...	6,675 8 0	5,865 4 0	689 0 0
Incidence per acre.	1 3 9	2 10 6	1 9 4	...	1 7 10	1 8 5	1 1 3

X.—Total estimated enhanced income.

COMPARE AS AT LAST SETTLEMENT.					COMPARE AS AT LAST SETTLEMENT.		
Payments of Malik-makbuzas as proposed.	Payments of Tenants as proposed.	Annual value of Sir, Khudkasht and land held by Privileged tenants.	Siwai receipts.	Total.	Cash rental.	Estimated value of Sir, Khudkasht and land held by Privileged tenants, with rate of valuation per acre.	Total.
1	2	3	4	5	6	7	8
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
4,243 4 0	68,767 12 0	6,554 4 0	513 0 0	80,078 4 0	32,839 7 6	3,538 12 4	105 0 0
[Sanctd.]	63,807 12 0	...	...	80,118 4 0	...	0 13 0	56,483 3 10

XI.—Assessment Proposals and Comparisons.

Present revenue.	Proposed revenue.	Percentage of present revenue on total estimated income of former Settlement (col. 9 of Statement X).	Percentage of proposed revenue on total estimated enhanced income (col. 5 of Statement X).	Analysis of income on which assessment based.				
				Present rental receipts (line 3 of Statement VII, and cols. 2 and 6 of Statement IX).	Estimated Siwai receipts (col. 4 of Statement VIII).	Resulting from valuation.		
						Rental valuation of sir, and khudkasht excluding actual cash receipts, (i.e., col. 7 of Statement IX, minus col. 2).	Rental value of land held by privileged tenants, excluding cash receipts (i.e., col. 8 of Statement IX, minus col. 5).	Rent enhancement proposed (difference between line 5 and line 3, cols. 2 and 6 of Statement VII).
1	2	3	4	5	6	7	8	9
Rs. a. p.	Rs. a. p.			Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
42,670 8 8	51,375 0 0	75	64	66,647 1 5	513 0 0	5,031 5 4	689 0 0	7,197 13 3
[Sanctd. ...]	49,070 0 0	...	61	...	...	...	...	7,237 13 3]

XII.

Actual increase (+) or decrease (—) of proposed on present revenue.	Compare Increase (+) or Decrease (—)					Compare increase (+) or decrease (—) per cent in		Incidence per acre in cultivation of	
	In proposed cash rental (cols. 1, 2 and 6 of Statement X).	In valuation of sir, khudkasht and privileged land (cols. 3 and 7 of Statement X).	In Siwai income (cols. 4 and 8 of Statement X).	Net increase or decrease.	Increase (+) or decrease (—) per cent of proposed revenue over present revenue.	Area in cultivation (col. 4 of Statement V).	Estimated income (cols. 5 and 9 of Statement X).	Present revenue on area of former Settlement.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
8,704 7 4	20,171 8 6	3,015 7 8	408 0 0	23,595 0 2	20	7	42	0 12 9	0 14 4
[Sanctd. 6,399 7 4]	20,211 8 6	...	...	23,635 0 2	15]				

XIII.—Distribution of revised revenue between Malik-makbuza and Malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzar as drawback.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [col. 5 of Statement X, minus col. 1].
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
4,243 4 0	3,797 4 0	446 0 0	10	47,577 12 0	63
			[Sanctd.]	45,272 12 0	60]

STATEMENT III.—Area in cultivation classed

Soil Class.	WHEAT LAND.								Total.	RICE			
	Ordinary	Khari.	Lawn.	Pathar.	Wahuri.	Bandhia.	Bandhan.	Irrigated.		Irrigable.	Khari irrigable.	Saman.	Khari saman.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.		Acres.	Acres.	Acres.	Acres.
Morand I...	2,699.13	78.76	...	8.00	98.10	26.40	16.78	...	2,922.17	48.15	6.47	91.84	8.00
Do., II...	31,408.46	228.04	92.54	1,596.56	3,486.80	837.29	52.50	...	37,202.19	78.06	18.65	144.32	4.72
Khardi ...	7,896.57	64.28	...	7.00	26.20	33.23	3.00	2.47	7,532.75	90.88	5.44	104.27	8.88
Rotari ...	...	...	...	...	...	...	...	...	...	...	...	...	...
Bardi ...	...	...	...	...	...	...	...	...	...	...	...	...	...
Kachhar ...	55.17	...	...	...	...	...	...	...	...	...	...	...	...
Total ...	41,550.33	371.08	92.54	1,606.56	3,611.10	896.92	72.28	2.47	47,712.29	207.09	25.56	340.43	16.08
Percentage ...	72	...	...	3	7	...	...	...	88	...	...	...	...

IV.—Cropped area classified

	Wheat.	Rice.	Juari.	Juari-Tur.	Tur.	Cotton.	Cotton-Tur.	Til.	Linseed.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
At Settlement ...	...	...	...	...	...	...	...	...	...
At Present ...	28,325.17	626.78	3,904.89	9,208.01	2,979.33	373.59	89.75	2,687.11	7,169.12

* Not ascer

according to Soils, Position, &c.

CLASS.

LAND.				Total.	BARI.				Total.	MUTAFARIKAT.			Total.	GRAND TOTAL.	Per cent-age.
Jhilan.	Khari jhilan.	Tikra.	Khari tikra.		Irrigable.	Khari irrig. able.	Barani.	Khari barani.		Bari santa.	Mutafarikat.	Khari.			
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
2.96	2.00	...	...	154.42	67.17	9.68	5.57	5.50	90.90	...	214.42	21.82	235.24	3,408.73	6
.43	...	...	...	236.18	130.25	14.38	71.45	4.58	220.66	5.49	2,345.72	62.17	2,407.89	40,072.41	70
5.47	8.22	.47	2.05	220.16	57.88	26.31	57.18	.65	142.02	...	5,104.99	83.34	5,188.23	13,033.26	23
...	...	...	...	...	...	...	6.68	...	6.68	...	409.99	.24	410.23	416.91	1
...	...	...	1.91	1.91	...	...	...	...	...	...	192.44	...	192.44	194.35	...
...	...	...	...	...	7.73	...	4.48	...	12.23	...	...	...	...	67.40	...
8.86	10.22	.47	3.96	612.67	203.05	56.37	145.34	13.73	472.49	5.49	8,267.56	167.57	8,435.13	57,238.06	...
...	...	...	...	1	...	...	...	...	1	...	14	...	15	...	...

according to Crops.

Gram.	Lac.	Chillies.	Sugar-cane.	Garden produce.	Other crops.	Total.	Area double-cropped.	Cropped area.
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1,608.21	1,024.12	427.59	8.00	373.90	2,898.98	56,549.55	545.30	56,104.25

tainable.

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department,—No. 5030, dated the 14th November 1894.*

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the reassessment of the Chachar Group in the Ramtek Tahsil of the Nagpur District, and letter No. 5070, dated the 9th June 1894, from the Commissioner, Nagpur Division, forwarding the Report.

READ ALSO—

Memorandum No. C-370, dated the 25th June 1894, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

RESOLUTION.

The tract dealt with by these proposals occupies the southern portion of the Ramtek pargana. It consists of 47 villages or 60 mahals, and is described by the Settlement Officer as one of the best portions of the great plain between the Satpuras and the Kanhan river. The surface is flat and even, except in places where it is intersected by streams and nalas, and the soil though not very rich is productive. More than three-quarters of the total cultivated area consists of morand soil, and almost the whole of the remainder belongs to the khardi class of which 39 per cent. is capable of growing wheat. This crop is grown extensively, covering 41 per cent. of the cropped area; juari and linseed are also grown in fairly large proportions. The position of the group is excellent in point of communications and trade. The Great Northern Road runs through its centre, and the Bengal-Nagpur Railway has a station at Salwa within its limits. The surplus agricultural produce finds a ready market at the large trading town of Kamptee which is just outside the tract. Both landlords and tenants are reported to be generally in comfortable circumstances.

2. The existing condition of the group as regards cultivation and assets, and the effect of the Settlement on the tenants' rents and on the malguzars' jamas, are exhibited in the following statistical abstract. These figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary from the point of view of the ryots, the malguzars and the Government, of the basis and results of reassessment:—

	Acres.
1. Gross area of the group	70,433.31
2. Area under cultivation at last Settlement	53,854.99
3. Area now under cultivation	57,218.28
	Per cent.
4. Percentage of increase of (3) over (2)	7
5. Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement	140
	Rs.
6. Total assessable assets at last Settlement	56,483
7. Total assessable assets at present Settlement proposed by the Settlement Officer	80,078
8. Total assets as adopted by the Chief Commissioner	80,118
	Per cent.
9. Percentage of increase of (8) over (6)	42
	Rs.
10. Total enhancements of rent at present Settlement—	
(a.) Effected by the Settlement Officer	7,198
(b.) As accepted by the Chief Commissioner	7,238

11. Average rate of rent per acre of ryoti area—					Rs. a. p.
(a.) At last Settlement	...	...	...	...	0 14 9
(b.) As now proposed by the Settlement Officer	...	...	...	...	1 3 8
(c.) As sanctioned by the Chief Commissioner	...	...	...	...	1 3 8
					Rs.
12. Present revenue	...	...	...	...	42,670
					Per cent.
13. Percentage of (12) over (6)	...	...	...	...	75
14. Percentage of (12) on (8)	...	...	...	...	53
					Rs.
15. Revenue now proposed by the Settlement Officer	...	...	...	...	51,375
16. Revenue now sanctioned by the Chief Commissioner	...	...	...	...	49,070
					Per cent.
17. Percentage of (16) on (8)	...	...	...	...	61

3. The villages were fully cultivated at last Settlement, and there has been but little extension in cultivation during the past 30 years. The all-round rent-rate has risen from 14 annas 9 pies to Rs. 1-1-8 or by 20 per cent., owing mainly to a rise of 51 per cent. in the payments of ordinary tenants, and the assets are now higher by a quarter than they were at last Settlement.

Under these circumstances the Settlement Officer proposes to enhance rents by 11 per cent. The present payments of absolute occupancy tenants will be raised by 18 per cent. and those of occupancy tenants by 14 per cent. These enhancements are moderate and have been sanctioned by the Chief Commissioner, except in two mahals where the proposed payments of these classes were somewhat high and have been reduced by Rs. 130. The rents of ordinary tenants will, on the other hand, be reduced by 1 per cent., in consequence of the reductions effected in the payments of that class where they were plainly excessive. The reductions are generally reasonable, except in mauzalis Chacher, Pipri and Gondagaon, in which the Settlement Officer has gone rather too far. In these two cases the Chief Commissioner has ordered a sum of Rs. 170 to be restored to the rent-roll. The resulting acreage rate of all classes of tenants will be higher than that of last Settlement by 33 per cent.

4. The area in the cultivation of malguzars is trifling, being only 6 per cent. of the total occupied area, and its valuation is a matter of comparatively small importance. Due allowances have been made for improvements, and the valuation adopted for purposes of assessment falls on the whole area at a rate of Rs. 1-8-5 per acre against Rs. 1-7-6 payable by malik-makbuza holders and Rs. 1-3-8 by tenants.

The income from miscellaneous sources is also unimportant. The approximate actuals of the year of enquiry amounted to Rs. 698, but an average of Rs. 513 has been assumed. At last Settlement the receipts under this head were estimated at Rs. 105 only.

5. The total sanctioned assets of the group, as thus revised, amount to Rs. 80,118, and exceed by 42 per cent. the assets on which the last Settlement was based. The Settlement Officer would assess at Rs. 51,375, raising the present demand by 20 per cent. and lowering the share of Government from 75 to 64 per cent. The assessment will withdraw only a third of the total increase in assets which has occurred since the last Settlement, and the balance left to the proprietors will be double what it was at last Settlement. These proposals have been accepted by the Commissioner of the Division and the Commissioner of Settlements and Agriculture, and the Chief Commissioner sees no reason for differing from them. A few modifications were necessitated by the alterations effected in rental proposals, and there were also numerous cases in which the present revenue did not exceed 65 per cent. of the present assets, and where, in consequence, a higher percentage than 60 per cent. could not be taken. The result is that the total revenue proposed has been reduced by Rs. 2,305. The

revised revenue will be Rs. 49,070, which will absorb 61 per cent. of the sanctioned assets, and fall on an acre of cultivation at Re. 0-13-9 as compared with Re. 0-12-9 at last Settlement.

6. Subject to any orders which may be received from the Government of India the assessment, as now revised, is sanctioned for a period of ~~12~~ years commencing from 1st July 1894 and extending up to the 30th June 1914.

[True Extract.]

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.

No. 5031.

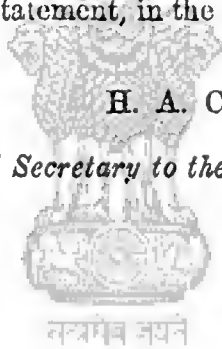
Dated Nagpur, the 14th November 1894.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, with a request that, after the announcement of the revised rents and jamas, a tabular statement, in the usual form, may be submitted to this office.

H. A. CRUMP,

Second Secretary to the Chief Commissioner,

Central Provinces.



1956

CENTRAL PROVINCES SECRETARIAT.

Revenue Department.

No. 1126.

FROM

H. H. PRIEST, Esq., I. C. S.,

OFFG. CHIEF SECRETARY TO THE CHIEF COMMISSIONER,

Central Provinces,

TO

THE COMMISSIONER OF SETTLEMENTS AND AGRICULTURE,

Central Provinces.

Dated Nagpur, the 6th March 1895.

SIR,

In continuation of this Administration's Resolution No. 5030, dated the 14th November 1894, I am directed to forward a statement giving details of the revised assessments of the Chachar Group in the Ramtek Tahsil of the Nagpur District.

I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

1957

2

**Statement giving details of the revised Assessments of the Chachar Group in the Ramtek Tahsil
of the Nagpur District.**

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2		4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
1	Naikund ...	125 8 0	89 0	1,212 0	1,039 0	2,310 0	2,878 8 0	1,725 0 0	60	59	91
2	Amri ...	116 0 0	481 0	895 8	221 8	1,598 0	1,829 0 0	1,095 0 0	60	58	74
3	Satak, Mahal I.	116 0 0	422 0	316 12	334 0	1,072 12	1,214 4 0	765 0 0	63	60	81
	Do., do. II.	...	251 0	678 4	400 0	1,329 4	1,351 4 0	810 0 0	60	60	
	Do., do. III.	9 0 0	510 0	251 4	438 8	1,199 12	1,373 12 0	820 0 0	60	59	
4	Dumri Buzurg ...	13 0 0	375 0	195 0	110 8	680 8	1,020 8 0	615 0 0	60	60	78
5	Khandala ...	...	...	1,608 12	716 4	2,325 0	2,462 0 0	1,460 0 0	59	59	90
6	Dumri Khurd ...	6 8 0	20 0	336 0	292 0	648 0	783 8 0	470 0 0	60	60	91
7	Nandgaon ...	90 0 0	267 0	748 2	333 0	1,348 2	1,662 2 0	995 0 0	60	58	76
8	Kerdi ...	491 0 0	163 0	575 8	109 12	848 4	1,459 12 0	1,000 0 0	68	59	73
9	Telarkheri ...	30 0 0	286 8	314 0	...	600 8	845 8 0	505 0 0	60	59	77
10	Banpuri ...	16 0 0	412 0	986 0	309 0	1,707 0	1,944 0 0	1,165 0 0	60	60	79
11	Ajni ...	5 0 0	766 8	697 0	217 0	1,680 8	1,922 8 0	1,155 0 0	60	60	71
12	Nerla, Mahal I. ...	...	76 0	429 0	421 8	936 8	1,046 8 0	625 0 0	60	60	80
	Do., do. II. ...	69 0 0	43 0	393 8	565 0	1,001 8	1,078 8 0	665 0 0	62	60	
13	Chachar ...	245 12 0	1,614 8	2,614 0	2,647 0	6,875 8	7,193 4 0	4,300 0 0	60	59	82
14	Khandala, Mahal I.	...	27 0	474 4	142 4	643 8	643 8 0	360 0 0	56	56	75
	Do., do. II.	...	18 0	361 0	73 0	452 0	609 0 0	340 0 0	56	56	
15	Hinra ...	3 0 0	177 0	255 0	260 0	712 0	955 0 0	543 0 0	57	57	71
16	Narsala ...	80 0 0	133 0	595 0	277 0	1,005 0	1,420 8 0	820 0 0	58	56	71
17	Kopra ...	...	13 0	259 0	30 0	302 0	455 0 0	275 0 0	60	60	71
18	Kumbhapur ...	21 0 0	234 0	386 0	167 0	787 0	887 0 0	539 0 0	61	60	8
19	Singhori ...	17 0 0	112 0	357 0	165 0	634 0	711 0 0	430 0 0	60	60	7
20	Singardip ...	45 0 0	143 0	169 0	...	312 0	416 0 0	265 0 0	64	60	6
21	Bori ...	2 0 0	36 0	812 8	43 0	891 8	911 8 0	545 0 0	60	60	7
22	Ganguala ...	8 0 0	403 8	927 12	287 8	1,618 12	1,669 12 0	1,000 0 0	60	60	7

Statement giving details of the revised Assessments of the Chachar Group in the Ramtek Tahsil
of the Nagpur District.—(Contd.)

Sl. Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
23	Salwa ...	28 8 0	161 0	313 0	479 0	953 0	1,295 8 0	775 0 0	60	59	70
24	Khopri ...	3 8 0	73 0	558 10	165 10	797 4	1,074 12 0	640 0 0	59	59	71
25	Nipaniyesambha...	5 0 0	431 0	695 0	3 8	1,129 8	1,149 8 0	690 0 0	60	60	72
26	Nilaj ...	4 0 0	290 0	925 8	330 0	1,545 8	1,676 8 0	1,005 0 0	60	60	72
27	Khandala ...	18 8 0	485 8	1,025 8	279 0	1,790 0	1,858 8 0	1,120 0 0	60	60	59
28	Hinra, Mahal I.	...	77 0	343 0	88 0	508 0	634 0 0	380 0 0	60	60	83
	Do., do. II.	22 0 0	215 0	227 0	16 4	458 4	592 4 0	360 0 0	61	60	
29	Goha ...	...	107 0	258 0	33 0	398 0	405 0 0	240 0 0	59	59	73
30	Kheri, Mahal I.	...	526 0	369 8	275 8	1,171 0	1,230 0 0	735 0 0	60	60	80
	Do., do. II.	35 0 0	694 8	390 8	200 0	1,285 0	1,320 0 0	805 0 0	61	60	83
31	Bori Rani ...	4 0 0	315 0	275 0	223 0	813 0	956 0 0	569 0 0	59	59	69
32	Nimkhera, Mahal I.	10 0 0	57 0	245 2	152 14	455 0	632 0 0	375 0 0	59	59	78
	Do., do. II.	...	102 0	369 0	11 0	482 0	515 0 0	305 0 0	59	59	
33	Panjra, Mahal I.	5 13 4	35 0	62 0	61 0	158 0	198 13 4	112 5 4	56	56	67
	Do., do. II.	...	...	81 0	113 0	194 0	210 0 0	115 0 0	55	55	
34	Chandpa ...	101 0 0	53 0	316 0	223 0	592 0	764 8 0	485 0 0	63	60	78
35	Borda ...	17 0 0	527 12	827 0	244 14	1,599 10	1,930 14 0	1,155 0 0	60	60	84
36	Kandri ...	166 0 0	1,183 8	890 0	468 0	2,541 8	2,787 8 0	1,735 0 0	62	60	73
37	Sihora ...	1 4 0	198 0	331 6	462 8	991 14	1,010 2 0	575 0 0	57	57	55
38	Pipri ...	99 0 0	314 0	682 14	270 0	1,266 14	1,393 14 0	875 0 0	63	60	70
39	Tekari ...	486 8 0	1,137 12	2,162 8	593 8	3,893 12	4,853 4 0	3,160 0 0	64	61	67
40	Wagholi Mahal, I.	2 0 0	...	116 0	63 0	179 0	219 0 0	125 0 0	57	57	89
	Do., do. II.	52 0 0	...	108 0	5 0	113 0	165 0 0	105 0 0	64	50	
	Do., do. III.	30 0 0	55 0	46 4	...	101 4	160 4 0	100 0 0	62	50	
	Do., do. IV.	...	...	97 0	17 0	114 0	193 0 0	110 0 0	56	50	

Statement giving details of the revised Assessments of the Chachar Group in the Ramtek Tahsil
of the Nagpur District.—(Concl'd.)

Serial Number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised mal-guzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.			
	Wagholi, Mahal V.	4 0 0	14 0	88 0	...	102 0	184 0 0	110 0 0	60	59	89
	Do., do. VI.	55 4 0	...	79 4	...	79 4	179 8 0	110 0 0	61	50	
41	Warar ...	886 0 0	152 0	1,141 0	672 8	1,965 8	2,858 8 0	1,940 0 0	68	60	74
42	Gondegaon ...	500 0 0	854 0	1,295 0	186 0	2,315 0	2,913 0 0	2,015 0 0	69	65	78
43	Juni Kampti ...	94 0 0	423 0	678 8	155 0	1,256 8	1,524 8 0	1,010 0 0	66	64	87
44	Ghat Rohna ..	18 0 0	122 0	1,576 0	429 0	2,127 0	2,172 0 0	1,300 0 0	60	60	68
45	Yesambha ...	110 0 0	393 8	784 0	206 0	1,383 8	1,573 8 0	955 0 0	61	58	69
46	Bakhari ...	2 8 0	499 0	495 12	189 0	1,183 12	1,229 4 0	735 0 0	60	60	69
47	Mhasdihi ...	174 0 0	275 0	658 8	312 8	1,248 0	1,575 0 0	1,000 0 0	63	60	70
	Total ...	4,243 9 4	16,843 8	35,387 14	16,506 6	63,737 12	80,180 9 4	49,053 5 4	61	59	75

RENT-RATE REPORT FOR THE KODAMENDHI GROUP OF THE RAMTEK TANSIL IN THE NAGPUR DISTRICT.

The Kodamendhi group occupies the central and northern portions of the Tarsa plain, and comprises the balance of the Tarsa pergana not included in the Tarsa Khat group, excepting only some villages in the poorer and more jungly area, north of the Sur river, which are included in the Dahigaon group, still remaining over for disposal.

The group contains 69 villages divided into 81 mahals, and covers an area of 70,521 acres or 110 square miles.

The group is bounded on the north by the Dahigaon group just referred to, on the east by the Bhandara district, on the south by the Tarsa Khat group, and on the west by the Chauchar and Ramtek groups of the Ramtek pergana.

2. It comprises chiefly the flat plain traversed by the Sur river, together with an area running down to the Tarsa Khat group in the south.

Here there is lightish soil, and the surface is a good deal cut up by streams which flow into the Tarsa river.

The Sur river is distinct from most rivers of the district, in that its bed is shallow and its stream sluggish. Water is found near the surface in its vicinity and land flooded in its neighbourhood is improved by alluvial deposit, although this is extremely light in colour and in some cases hardly distinguishable from sand. The land away from the direct influence of the Sur is the ordinary wheat land, though of poorer soil than is found in the south of the plain.

Natural features there are none, as the surface unevenness caused by local streams is so insignificant that, viewed from the Ramtek hill, the land has an absolutely flat appearance. The only variety to the monotony of wheat fields is afforded by some good tanks surrounded by rice bunds, a few fine groves of trees and the banks of the Sur lined with plantain and a little sugarcane.

But its lighter soil is more productive than its appearance seems to warrant, and altogether the tract, if not very pleasing to the eye, has the more solid advantage of being more satisfactory to the pockets of the cultivator than many a more picturesque part of the district.

3. The population of the group is 20,052 against 18,930 at last Settlement, the increase since then being 1,122 or 5 per cent. only, and the present population is 182 to the square mile, or 247 to each square mile in cultivation.

Of the 69 villages of the group only 9 are rith or uninhabited, and there are several fine villages within it, notably:—

Kodamendhi	...	...	...	...	...2,224
Aroli	...	...	...	...	...1,870
Dhanla	...	...	...	...	...1,296
Reorala	...	...	...	...	... 799
Indura	...	...	...	...	... 684
Kachurwahi...	...	...	...	...	... 647
Dahigaon	...	...	...	...	... 632

4. The group has excellent trade facilities, the chief route through it being that from Tumsar to Ramtek, through Kodamendhi, Aroli and Kachurwahi.

The Bengal-Nagpur Railway passes through the tract and the Tarsa Railway Station is within the group at Nimkhera.

The southern villagers are also served by the Bhandara road which passes just to the south of Dhanla.

But Kamptee and Ramtek are the points to which the traffic sets, and Tarsa is not much used for goods traffic.

In this part of the world all roads lead to Kamptee, and the group has some good markets within its limits, chief among which is Kodamaudhi, the cattle market of which place is only second to that of Kamptee, and cattle dealers from Wardha and the Berars are visitors to it. Its garden produce comes to Nagpur and Kamptee, and it was once famous for its *gurb*.

The non-agricultural element consists chiefly of Telis, Koshtis, Pinjaris, Mahars and Basors, and though it has lost much of its ancient importance it is still a flourishing place.

Aroli is a very fine village and is celebrated for its garden produce and has a large weekly bazaar.

Dhanla is almost entirely an agricultural village, but it has also a weekly bazaar.

Among the other villages the most substantial is, perhaps, Kachurwahi.

Other markets which are outside the limits of the group are Maunda, Tarsa, Khat Nagardhan and last but not least Ramtek.

There is no pucca road, but the Tamsar-Ramtek route passes over light soil along the Sur, and at the foot of the Ramtek hills and is fairly passable even in wet weather.

From Ramtek, which is only three miles from the outside village of the group, the pucca road can be taken to Kamptee *via* Munsur, but the people prefer direct roads across country in taking their produce to Kamptee.

The group is thoroughly alive to all export movements, and the poorest cultivator has the prices current of Kamptee at his finger's end.



5. The statement showing the details of cultivation is given below:—

Occupied area.																			Unoccupied area.							Area irrigated.																																																																		
Area in cultivation.																			Total area occupied.							Total area unoccupied.							Total.																																																											
Under crop.																			Area out of cultivation, &c. waste and fallow of more than 3 years.							Total area occupied.							Groves.							Tree forest.							Scrub jungle and grass.							Under water, hill and rocks and covered by roads and buildings.							Total area unoccupied.							Total area of group.							Total.																	
Fallow of 3 years or under.																			Total.							Area out of cultivation, &c. waste and fallow of more than 3 years.							Total area occupied.							Groves.							Tree forest.							Scrub jungle and grass.							Under water, hill and rocks and covered by roads and buildings.							Total area unoccupied.							Total area of group.							Total.										
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There is no tree forest in the group, and the only hill is on the extreme north, where a small portion of the Rámtek range fringes the group, dividing it from the Dahigaon group. The only waste consists of grazing lands, waste on nala banks and the areas of rivers, streams, tanks and land under buildings. These in all amount to 10 per cent., and 90 per cent. is occupied for agricultural purposes, while 73 per cent. is cultivated; the area lying waste or fallow for over three years in holdings is thus 18 per cent. of the area occupied. In the Tarsa group the proportion of waste in holdings was 14 per cent., so that the figures are in keeping with the general superiority of the soil in that group.

The increase in the occupied area is only a little over one per cent., while the increase in cultivation amounts to 9 per cent., so that there has been a fair extension of cultivation in holdings. This extension is chiefly confined to the light soil villages in the south of the group, which were not closely cultivated at last Settlement. In Mangli, for instance, the extension of cultivation which has taken place entirely within holdings has been actually 70 per cent.

There are some 12,000 acres of fallow in holdings most of which are quite capable of cultivation, and as population presses these also will probably be subjugated, but there is very little scope for extension of cultivation in the area unoccupied, and I do not anticipate that more than 10,000 acres will ever be added to cultivation in this group.

Out of the area in cultivation 4 per cent. is taken up by current fallows, again a larger proportion than in the Tarsa-Khat group.

The irrigated area in this group amounts to over 2 per cent. of the area in cultivation, and the irrigable area is almost 3 per cent.

This comprises both rice irrigation from tanks, and garden irrigation from wells which amounts to over 500 acres in this group.

There are 58 established wells, and a number of temporary wells are made on the banks of the Sur, and there are 53 tanks, among the largest being the fine tank of Virsi, covering an area of 74 acres.

There are also good tanks at Kaohurvahi and Dhanla.

The statistics of ploughs and plough-cattle show a plough and a pair of bullocks to every 19 acres in cultivation, which is well up to the average for a group in which there is no special jungle or grazing land other than the ordinary grazing lands of the average village.

6. As has been already remarked the soils of the group are not equal to those of the Tarsa-Khat group in richness, though for their classes they are exceedingly productive.

The following is the soil statement of the group:—

Soil Class.	Wheat Land.					Rice Land.								Bari.				Muttarakat.		Total.					
	Ordinary.	Khari.	Lowam.	Palhar.	Wahari.	Bandhya.	Bandham.	Irrigable.	Khari Irrigable.	Irrigable.	Khari Irrigable.	Sauram.	Khari Sauram.	Jhila.	Khari Jhila.	Tikra.	Irrigable.	Khari Irrigable.	Barani.		Khari Barani.	Saur.	Muttarakat.	Khari.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Morand I ...	1107.90	32.51	...	2400	76.13	95.38	22.65	...	...	2.69	...	179	...	...	...	...	4.53	...	0.10	...	...	...	...	...	Acres.
Morand II ...	26104.88	271.62	78.10	1848.70	3394.92	434.93	282.72	21.85	1.50	207.99	22.77	373.93	21.51	6.39	0.91	...	195.25	20.80	127.13	7.55	27.89	438.18	7.27	...	Acres.
Khafji.	9853.61	48.79	8.10	24.78	17.66	68.79	19.07	2.62	1.56	646.17	28.72	1011.05	52.53	37.97	1.73	41.76	197.42	0.36	107.16	3.00	32.92	2975.02	56.95	...	Acres.
Bardi.	...	...	...	...	...	...	...	...	...	71.54	...	62.06	7.70	...	...	74.96	...	...	...	...	...	50.87	...	...	Acres.
Ritari	...	...	...	...	...	...	...	...	...	15.12	0.63	91.71	4.95	2.01	...	...	28.52	...	5.50	...	...	225.70	...	...	Acres.
Kachar	4.96	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	46.43	...	...	...	0.81	...	...	...	Acres.
Total	37371.35	352.97	81.20	1916.48	3538.71	659.10	323.84	24.47	3.06	940.82	55.11	1540.54	86.09	46.57	2.64	116.66	472.15	21.16	289.89	10.55	67.12	3710.17	65.77	...	Acres.
	72 p.c.	1 p.c.	...	3 p.c.	7 p. o.	1 p.c.	...	...	...	2 p.c.	...	3 p.c.	...	...	...	...	1 p.c.	...	...	...	...	...	7 p.c.	...	...

The best soil is Morand I. here which corresponds roughly to the Amins Kali I. of the last Settlement. It is not found everywhere, and only in small blocks, the largest area being at Beri at the foot of the Rantek range. The all-pervading soil is Morand II. which is of rather a lighter colour than the average, but is remarkably good for wheat. In several villages where the soil is entirely Morand II. wheat covers 60 and even as much as 75 per cent.

Morand II. covers 66 per cent of the cultivated area. Then comes the khardi which amounts to 29 per cent. and bardi and ritari make up the remaining 2 per cent., together with a little kachar on the banks of the Sur.

Some of the land on the banks of the Sur is very difficult to classify; at the first glance it looks like ritari, but it has some alluvial soil mixed with it, or else it resembles morand with a large admixture of sand. It seemed hardly good enough to class as kachar, and to class it as ritari would have been complete under-valuation.

The course which has been pursued has been to class the best portion with alluvial land as kachar, and the rest in gradations as Morand II. khardi or ritari, according to its quality. But I am disposed to think that even so this land has been rather undervalued.

7. The land as divided accordingly to its actual or possible use is next shown—

Wheat-land	...	...	...	...	85.5 per cent.
Rice-land	...	...	...	...	5.5 „
Garden-land	...	...	...	...	1.5 „
Minor-crops	...	...	...	...	7.5 „
Total.					100 per cent.

Of the wheat-land, about 12 per cent. is subject to defects of position, i.e., 'pathar' and 'wadhuri'. There is no rân, over 2 per cent. is embanked, and khari, lowan and irrigable make up 1 per cent. more. So that of the wheat-land about 85 per cent. is in ordinary positions. The poorest wheat soil or khardi is very sparingly classed by positions, as it is itself generally somewhat uneven.

Rice-land. The rice-land is also sub-divided as follows:—

				Per cent.	
Irrigable	...	...	...	85	35
Unirrigated—					
	Saman	...	...	59	} ... 65
	Jhilan	...	...	2	
	Tikra	...	...	4	
Total				100	100

The proportion of irrigable is, therefore, not large, but the bulk of the unirrigated rice-land lies in a level position (Saman).

Most of the low-lying land (jhilan) occurs in Virsi. The rice-land is distributed as follows over the different soils:—

On morand soil...	...	...	...	22 per cent.
On khardi	...	...	...	67 „
On ritari	...	...	...	4 „
On bardi	...	...	...	7 „

The rice-land of the group is thus of superior quality, if not very extensive.

Garden-land seldom amounts to so much as 1.5 per cent. what there is in this group is almost all confined to the banks of the Sur. About 70 acres are sugar-cane-land and 250 acres are 'barani' or unirrigated garden-land.

The non-wheat lands covering 7 per cent. are divided as follows among the various soils.

Minor crop land.	Percentage on Morand soil	...	...	...	12.5
	" Khardi "	...	...	...	80
	" Ritari "	...	...	...	6
	" Bardi "	...	...	...	1.5
Total...					100

Khari land amounts in all to 595 acres, or about 10 acres to the inhabited village. Some of the large villages on the river are drained by the river direct so that the khari area is very small.

Khari land

In the respective kinds of land the proportion of khari differs great deal.

Wheat land contains 1 per cent. khari.

Rice land " 5 " "

Garden land " 4 " "

Minor crop land " 2 " "

The general description of the soil of the group will now be clear.

It is a group where both the richest and the poorest soil are limited in extent, a group of solid productive power without any exceptionally fine land.

The next subject is that of crops.

8. A comparative statement of crops at present and at last Settlement is given for what it is worth, the last Settlement figures being seemingly more accurate in this part of the district.

Crop.	At last Settlement area.		At present area.	Per centage to cropped Area.
	Acres.		Acres.	
Wheat	20,513		23,737	48 per cent.
Juari and juari-tur	17,324		6,355	13 "
Linseed	3,549		6,325	13 "
Rice	1,670		2,200	6 "
Til	143		1,658	3 "
Gram	500		1,390	2.5 "
Tur	458		1,196	2.2 "
Lac... ..	206		956	2 "
Chillies	36		299	0.7 "
Sugarcane	436		50	0.1 "
Other crops	1,117		5,565	11 "
Total	45,952		50,331	101.5 per cent.
Area double cropped	10		739	1.5 "
Net cropped area	45,942		49,592	100 per cent.

Wheat puts every other crop into the shade. It covers over 54 per cent. of the wheat-land, and the increase in wheat cultivation has been about 15 per cent.

All the other crops have increased largely, notably oil-seeds and rice, while juari has decreased by no less than 63 per cent.

Another very notable decline is that of sugarcane, but this is no unusual feature.

The area under the following crops included under the head of "others" are of interest:—

Rengni juari (i.e., cold weather)	...	3,122 acres.
Castor .. ...	...	523 "
Plantains ... ..	...	189 "

The cropping of the group is thus not only excellent in itself but shows a vast improvement over the cropping of last Settlement, and about 80 per cent. is under rabi crops against 20 per cent. kharif.

9. The next subject is that of tenures coupled with a description of the proprietors and tenants of the groups.

The details of holdings are set out in the usual statement

	Held by Malguzars.					Held by revenue Free-grantee.		Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by superior class in ordinary tenure right.		Held by ordinary tenants.		Held rent free or by privileged tenants.		Total occupied area to agree with column 6 of Table V.
	Other than sir.		Total.	Area of total leased.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	As grant from malguzars.	In lieu of malguzars.			
	As sir.																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At present	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Percentage on total occupied area																		
of areas in columns 4, 11, 13																		
and 16	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Compare entries of last Settlement for columns 4, 11, 13																		
and 16	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...

The proprietors of the group hold 15 per cent. in homo farm: the sir area is less than at last Settlement, but there is a large area of khudkasht, and the proprietary lands have increased by 19 per cent. About one-sixth of the sir land is sublet.

Malik makbuzas hold about 6 per cent., and almost the whole of the area held in revenue free plots at last Settlement has since been resumed.

Turning to tenants, we find that 19 per cent. of the occupied area is held by the absolute occupancy class, and 39 per cent. by occupancy tenants, while ordinary tenants holding only in that right account for no more than 15 per cent.

The decrease in the absolute occupancy area has been 19 per cent. only while the area held in occupancy right has more than doubled. The average size of holdings is—

Absolute occupancy	...	...	...	28 acres.
Occupancy	...	...	...	25 "
Ordinary	...	...	...	21 "

When the area held by protected tenants in ordinary right is added, the average holding becomes 29 acres in extent. This does not take into account occupancy land held by absolute occupancy tenants and plural holdings in two or more villages, nor malik makbuzas land held by tenants.

If all these were considered we should certainly have from 35 to 40 acres to each cultivating family, a very liberal allowance.

10. The proprietors of the group number 124 persons of the castes stated below:—

Brahmans	...	35,	holding	25 villages.
Kirars	...	44	"	22 "
Marathas	..	12	"	7 "
Telis	...	11	"	4 "
Kunbis	...	6	"	2 "
Gosains	...	5	"	2 "
Barais	...	4	"	2 "
Dangis	...	3	"	2 "
Mussalman	...	1	"	1 "
Chitnavis	...	2	"	1 "
Kompti	...	1	"	1 "
Total	...	124		69

Brahmans and Kirars make up two-thirds of the proprietary body and hold two-thirds of the villages.

The Brahman proprietors include a well-known Ramtek money-lender who owns five villages, and several other Ramtek Brahmans hold villages, as well as several Nagpur Brahmans. The Upādhyas of the Bhonslá Estate hold two villages, and Lakhe, the Honorary Magistrate of Ramtek, holds two also.

A few of the Brahman proprietors are poor.

The large estates do not hold much here, the Bhonslá Estate has Aroli and the Susthanik one Sukli. Kodamendli and Khándalá are owned by Krishna Rao Abá Sáhib Gujar and Bársi belongs to the Chánchar Estate.

Among the Kirars is the well-known Bháo Patel of Virsi, who enjoys the dignity of Member of Local Board and Darbari. He owns the fine villages of Virsi, Reorálá, Tuman and two others, and is the best hated landlord in the Tahsil. The only malguzar who has enhanced absolute occupancy tenants, and whose dealings have been characterized as usurious and too hard to be enforced by Civil Courts. He is a good farmer and an intelligent man, but, unfortunately, has allowed his intelligence to degenerate into cunning. He attempted to conceal rents in several cases, and it is highly probable that he concealed them at last Settlement. The former patwari of this man's villages was related to him and it was found that he had falsified the survey so as to include portions of tenants' fields in the malguzar's fields and the records were quite false.

It is morally certain that Bháo Patel was a party to this, though, of course, it is not capable of direct proof.

After acknowledging certain persons to be tenants at my inspection and promising not to eject them he coolly ejected them in June, and I had to put some pressure on him before he again gave in and restored them.

Such being the case, it is a pity that a man like this is a Darbari.

Another big Kirar landlord is Lachman Patel of Nandgaon.

The Kirar proprietors of Khandala and Pipri are smothered in jewellery and live in houses costing Rs. 6,000 to build, and those owning Dháulá and Dahigaon are very well-to-do. The Kirars of Bori and Berdipár are also wealthy.

The Teli proprietor of Kháparkhera is an extremely wealthy money-lender. The Chitnavis, Kompti, and Bárai proprietors are all well-off, and the castes who are poorer are the Maráthas, Gusáins and Kunbis.

There is thus as in so many groups just a sprinkling of poor proprietors, but the majority are well-to-do.

Most of the proprietors are indifferent landlords while some like the Honorary Magistrate Lakhe, Ránji Kompti, Lachman Kirar and Bháo Patel are actively mischievous. The last carries the palm throughout the district and is well-known in every Court in Nágpur.

11. I pass on to the tenants.—

The chief castes of tenants are as follows:—

Caste.	Number.
Kunbis	327
Telis	463
Kirars	155
Mahars	144
Malis	116
Dangis	97
Brahmans	90
Lodhis	25
Kallars	21
Dholis	20
Gusains	15
Gowaris	14
Lars	14
Gonds	13
Others	111
Total	1,625

Kunbis, it will be observed, occupy only second place; Telis being largely in the majority, Kirárs, Máhars and Malis come next.

The Dangi colony of Indurá is remarkable. They fully justify their quarrelsome reputation.

Lodhis and Kallárs are fairly numerous, but Brahmans do not number so many as is usually the case in open groups of this kind.

The other castes do not call for mention.

The Telis and Kirars are best off, the latter caste especially being fond of jewellery and lavish expenditure.

The Kunbis are an average lot, many of the Mális are indebted.

12. The result of the classing of tenants by their means is satisfactory thus —

Class.	Description.	No.	Percentage to total.	Compare percentage of Tarsá-khat.
A	Well-off, lending money and grain.. ...	76	5	4
B	Well-to-do and free from debt	251	15	18
C	Average cultivators with nominal debts ...	1,067	66	61
D	Tenants who are very poor or are heavily indebted	231	14	17
	Total	1,625	100	100

As a whole the tenants are an average lot with less extremes about them than those of the Tarsa Khat group, for though only 20 per cent. are free from all debt as against 22 per cent. in Tarsa, yet only 14 per cent. are deeply involved against 17 per cent. in Tarsa.

When a tract is richer it will happen that there will be more prosperity, but heavier debt.

13. Rental arrears amounted to Rs. 2,348 or 5 per cent. on the total rental after the poor season of 1891-92. In every case, however, this represented the backwardness of payments after poor crops and not a state of things at all usual. I, however, exclude the arrears of three villages from the above-stated total. These are Bori, Ghiwari and Nimkhera.

In the first two the proprietor is the Ramtek money lender and admitted seizure of crops towards grain debts, payments which should have been credited to rents first. The last is a peculiar instance of the truth that a village in which there is slackness about rent-collection will certainly deteriorate.

14. Nimkhera is situated among fine wheat villages with fairly strong tenants who pay their rents punctually; it possesses good wheat land and is well placed for markets.

Yet the following is the condition of the village:—

Incidence of rents 0·83 only.

Tenants B 1., C. 14 and D 10.

Arrears of rents:—

1889-90...	...	...	Rs.	132-8-0	
1890-91...	...	...	"	456-0-0	
1891-92...	...	...	"	1,120-0-0	The whole.

Crops and cultivation and village site are alike poor here, and 10 out of 25 tenants have mortgaged their holdings. They readily admit that a few years back they were well-to-do, held land in other villages and paid their rents with fair punctuality.

The cause of the present depression is after all a simple one.

The proprietor is a mokasdar who has always leased his village to different thekedars and is heavily involved in debt. It is finally mortgaged to a pleader of Nagpur, on the following terms:—

The pleader is to hold it as a usufructuary mortgagee for 10 years which will extinguish his debt of Rs. 5,000, but there is the unfortunate stipulation that the amount by which collections fall short shall be added to the sum owed, so that at the end of the 10 years, the debt will probably still be Rs. 5,000 and the pleader will either foreclose or at all events remain in possession for an indefinite period.

It is therefore to the interest of the pleader to allow rents to be in arrears now, and content himself with small profits just at present with a view to large profits hereafter, the village being a mokasa, he can afford to do this.

But it is not the conduct of the pleader which evokes so much surprise as the effect on the tenants. The character of their cultivation and the quality of their crops have at once declined, and though they have paid such very small sums during the last three years they are involved in debt.

But this is only one village; and there are 33 villages in which there is not a rupee in arrears in spite of the poor crops of 1891-92.

15. Proprietary transfers in this group are small in number. One village has been sold twice, and seven whole villages once, in addition there has been one 2-anna share sold.

The most notable proof of the rise in value of land is afforded by the case of Chokala, of which an 8-anna share was sold for Rs. 219 in 1867, and the second 8-anna share for Rs. 1,387 in 1890, the land revenue on each share being Rs. 238.

A striking instance of a low price is afforded by the case of Saonaji. This was very heavily assessed and required careful nursing of the tenants and good local management. The proprietor, one of the Butes, completely failed, and sold it for Rs. 105 in 1872, its land revenue being Rs. 400. Its assets are now Rs. 643.

That impending settlement has not much affected the price of land may be seen from the case of Indori (revenue Rs. 150) which fetched Rs. 2,500 in June 1892. The purchasers are all Kirars and Brahmans, while those dispossessed were Brahmans and Gosains.

There have been 32 transfers of absolute occupancy holdings and 10 of occupancy holdings, the purchasers in several cases are agriculturists, and the majority of sales have occurred in Aroli and Kodamendhi and relate to garden land.

There is nothing remarkable in these transfers or in the prices paid for them.

16. The next subject is that of rents and their rise in the past, details of which are exhibited in the usual table.—

Class of cultivator.	Acreage rate of rental.		Rice per cent. since Settlement.	Actual present payments.
	At last Settlement.	At present.		
	Rs. a. p.	Rs. a. p.		Rs. a. p.
Absolute occupancy ...	0 11 4	0 11 9	+4	8,858 15 0
Occupancy ...	0 9 5	0 12 2	+30	18,912 4 6
Ordinary ...	0 8 11	0 15 10	+78	12,255 10 11
All-round ...	0 9 9	0 12 11	+32	40,026 14 5
Occupancy cum Ordinary ...	0 9 1	0 13 5	+48	31,167 15 5
Compare malik makbuzas ...	0 9 4	0 10 11	+17	2,530 0 4

Something has to be allowed for the fact that in certain Kirars' villages ordinary rents were concealed at last Settlement, and it has further to be recollected that owing to extended cultivation within holdings (accompanied it must be remembered with superior and not inferior cropping), the rental value of the occupied land falls now at only Re. 0-15-10 on the cultivated acre against Re. 0-12-8 at last Settlement or an increase of only 25 per cent.

The rise of rents, if some weight is given to these considerations, has been a moderate one, and the acreage rents are still not at all high for the quality of land which has been described in such detail above. There is no special case of rack-renting here, the malgnzar of to-day does not follow this tack, unless he is of the clumsy despotic order. His present tack is to use the machinery of the Civil Courts so as to get possession of holdings as mortgagee and then sublet them to advantage, or he will go in for grain business, or exact premia.

This is a much easier way of increasing his income than by the unoriginal method of enhancement not always possible to the strong tenant, and one of which Government will so share the fruits. So it is that now-a-days even with strong landlords, whole villages seldom are rack-rented, and such exaction as does take place is in individual instances and from personal motives.

17. The assets of the group as they stood at last Settlement, and are at present are contrasted below. Siwai which is quite trifling is not considered.—

	At last Settlement.	At present.	Increase.
	Rs. a. p.	Rs. a. p.	
Cash ...	32,300 4 7	42,556 14 9	+31 per cent.
Value of sir and service land, &c. ...	5,244 1 4	8,655 2 8	+65 „
Total ...	37,544 5 11	51,212 1 5	+36 per cent.

The rise in the acreage rent-rate has been about 32 per cent., and the increase in the rent-paying was nearly 1 per cent., while Rs. 1,000 have been added by innafi resumptions.

The increase of 36 per cent. is thus easily accounted for.

The revenue as fixed at last Settlement was Rs. 27,180 or 74 per cent. of the assets of that time. This falls higher than in the Tarsa-Khat Group, but in the case of fifteen villages the revenue incidence was below 65 per cent. and the assessment was not quite so heavy as in several groups of the Nagpur Tahsil.

So far as I can tell, at present, it should be possible to obtain in this group a revenue increment of about 28 to 39 per cent.

18. The scale of factors proposed for the Ramtek Tahsil has been followed in this group; I have not thought it advisable to propose a special factor for sugarcane land. It will suffice if it is merely treated like irrigable land. Sugar-cane cultivation is very much on the wane, and any course which would entail special enhancement on it would be most undesirable.

Incidences. 19. The rental incidences on the soil unit in the different villages are tabulated below :--

They are comprised, it will be noticed, within comparatively narrow limits.

Incidence.			Number of villages.
0.40 to 0.50	...	...	1
0.50 to 0.60	...	...	5
0.60 to 0.70	...	...	16
0.70 to 0.80	...	...	17
0.80 to 0.90	...	...	15
0.90 to 1.00	...	...	9
1.00 to 1.10	...	...	3
1.10 to 1.20	...	...	2
1.20 to 1.30	...	...	1
Total ...			69

Thus the incidences of 57 out of the 69 villages lie within 0.60 and 1.00. The three highest incidences occur in the villages nearest Ramtek, and also in Indura where there is a large village with a small area to it. It is balanced in this case by low incidences in other villages where the Indura cultivators hold land. Except that the whole range of incidences is low for a group with such good all-round land and so many advantages, there is nothing at all remarkable about them.

The incidences of the rental of each class of tenants are now given, the rise in rent-rate being again stated for the sake of convenience.

Class.				Incidence.	Rise of rent-rate since last Settlement.
Absolute occupancy	...	..	...	0.69	+ 4 per cent.
Occupancy	...	...	...	0.72	+ 30 „
Ordinary	...	...	...	1.00	+ 78 „
All-round	...	...	...	0.78	+ 32 „
Occupancy cum ordinary	...	...	...	0.81	+ 48 „
Compare malik-makbuza	...	..	...	0.68	+ 17 „

Grounds for enhancement and 20. As already stated there are good reasons for enhancement of rents here, for—

- (a) The pitch of rents in the group is decidedly low.
- (b) The development of the group by the opening of the railway has been more than the ordinary.
- (c) Cultivation has extended considerably within holdings.
- (d) The rise in rents has probably not been so large as it seems, owing to the understatement of ordinary rents in Kirars' villages at last Settlement.

The rates to which the various class payments would point as a standard for the group on the basis of a rental 50 per cent. higher than at last Settlement are as follows:—

Absolute occupancy	...	...	...	...	1.02
Occupancy	...	...	...	...	0.83
Ordinary	...	...	...	...	0.85
All-round	...	...	...	...	0.89
Occupancy-cum-ordinary...	...	...	...	...	0.83

Since for reasons just stated, a fair standard rate need not be limited by the absolutely exact 50 per cent. limit, I think that 0.90 will make a very fair standard rate, and will provide for enhancements as follows:—

Absolute occupancy	...	...	...	...	30 per cent.
Occupancy	...	...	...	...	25 „
Ordinary	...	...	...	...	levelling up.
All-round	...	...	...	...	15 per cent.

21. The village rates which are proposed are tabulated so as to exhibit the extent to which the standard rate is used or deviated from, in the several villages:—

Rate proposed.	No. of villages.
0.60	1
0.65	2
0.70	3
0.75	4
0.80	18
0.85	8
0.90	13
0.95	4
1.00	5
1.05	1
1.10	7
1.15	1
1.20	1
1.25	1
Total...	69

An abstract of the above figures shows that the rates proposed range:—

Below the standard	...	...	36
Standard rate	...	...	13
Above the standard	...	...	20

The average of the present incidences falls at 0.79, and the average of the proposed rates falls at 0.88. If anything, then the proposed rates are too moderate.

The proposed rates for sir are in accordance with the usual principles.

Comparison of this and Tarsa-Khat Group.
Group just reported on:—

22. In the table given below I compare the principal figures of the Kodamendhi Group with those of the Tarsa-Khat

Group.	Total area.	Percentage of		Wheat and.	Percentage to total cropped area of		
		Occupied area to total.	Cultivated area to total.		Wheat.	Juari and juari-tur.	Rice.
1	2	3	4	5	6	7	8
Tarsa Khat	Sqr. miles. 111	90	77	88	48	18	3
Kodamendhi under report ...	110	90	73	88.5	48	13	6

	Increase per cent.		Rent-rate per acre.	Rise of rate since Settlement.	Unit inci- dence.	Standard rate.	Pressure of population	
	In occupied area.	In cultivated area.					To to- tal sq: mile	To culti- vated sq. mile.
	9	10	11	12	13	14	15	16
Tarsa-Khat.	+2	+9	Rs. a. p. 0 12 9	+25 p.c	0.69	0.85	194	253
Kodamendhi under report	+1	+9	0 12 11	+32 „	0.78	0.90	182	247

As regards Nagpur and the railway the two groups are exactly similar, but the Kodamendhi Group has advantages of more important local markets, and it enjoys some advantages in the way of irrigation which turn the scale in its favour to some extent, and compensate for its smaller area of the richest soil.

Dated Nagpur, the 20th September 1893.

R. H. CRADDOCK,
Settlement Officer.

RENT-RATE REPORT FOR THE KODAMENDHI GROUP OF THE RAMTEK TAHSIL IN THE NAGPUR DISTRICT.

No. C. 366, dated 26th September 1893.

Submitted to the Revenue Secretary to the Chief Commissioner.

The tract to which these proposals refer, though in character of soil somewhat inferior to the Tarsa-Khat Group, has a special advantage in the facilities which exist for rice cultivation. This is always more profitable than ordinary open-field farming, as is shown *inter alia* by the higher rents it pays and the vastly denser population it supports.

2. There has been no extension to speak of in the area included in holdings, but ryots held at last Settlement a very considerable area of unbroken land, part of which has now come under the plough. This has brought about a rise of 9 per cent. in the cultivated area. The ability of the ryots to pay rents has, of course, been largely affected by the reclamation of this land; and the Settlement Officer has rightly laid stress on this consideration in dealing with villages to which it applies.

3. The assets of the malguzars have increased by 36 per cent., owing in the main to enhancement of ordinary tenants' rents, the incidence of which per acre has risen by 78 per cent. But the rise is probably overstated, as, in some villages, rents seem to have been concealed at last Settlement. The standard rate adopted is .90, which is distinctly lenient for the absolute occupancy tenants, though full for the occupancy tenants. A compromise was necessary.

4. I would invite attention to the remarks of the Settlement Officer in regard to Bhao Patel of Virsi. I venture to think that much of the harshness in village management we find in places results from the lack of any conception as to what is fit and proper on the part of a landlord, or to actual misconception for which the action of Government in the Court of Wards Department is itself partly responsible. I have on a previous reference of Mr. Craddock's advanced an opinion that it would be well if the administration attempted to establish a rule of conduct in this matter by letting it be known that in selecting persons for honorific titles or offices, their dealings with their ryots would be carefully weighed, and not, as at present, absolutely ignored. I feel confident that were this generally known to be the policy of the administration, we should find Honorary Magistrates and others anxious to set examples of considerate management, and not, as at present making use of their position, to screw more out of their villages than smaller men, can manage to obtain.

5. In regard to Nimkhera, it seems open to question whether an assignment of revenue, which would be resumed on alienation, should be allowed to remain unaffected by an indefinite mortgage with possession. I am aware that in one case at all events it has been held that a mortgage does not entail resumption. But a mortgage with possession, divorcing as it does the assignee from village management, should, I think, put it into the hands of Government to levy revenue so long as the assignee is out of possession, and if the Chief Commissioner pleases I will submit a separate representation on this subject.

J. B. FULLER,
Commr. of Settls. and Agriculture, C. P.

STATEMENT A—Kodamendhi Group of the Ramtek Tahsil, Nagpur District.

Serial No. of mahal.	Name of village.	Name of mahal.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at present.			Increase in assets since Settlement.			REMARKS.
			Cash.	Estimated value of sir, khudkaht and muafi land.	Total.			Cash.	Estimated value of sir, khudkaht and muafi land.	Total.	Actual.	Percentage.	Increase per cent. in cultivation.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1 379	Nawargaon ...	Nawargaon ...	482 0 0	104 13 5	586 13 5	350	60	696 4 8	74 14 5	771 3 1	+184 5 8	+ 31	+ Nil.	
2 381	Sirpur ...	Sirpur ...	298 8 0	177 11 9	471 3 9	250	53	421 0 0	179 4 2	600 4 2	+129 0 5	+ 27	+ 6	
3 382	Bori ...	Bori ...	710 0 0	290 9 1	1,000 9 1	600	60	729 0 0	457 2 11	1,186 2 11	+185 9 10	+ 19	+ 5	
4 494	Mhasla ...	Mhasla ...	506 4 0	104 15 0	611 3 0	400	65	797 12 0	33 15 10	891 11 10	+280 8 10	+ 46	+ 2	
5 398	Khandala ...	Khandala ...	132 8 0	33 0 11	165 8 11	150	91	302 8 0	111 6 3	413 14 3	+248 5 4	+149	+ 73	
6 399	Dewhara ...	Dewhara ...	146 0 0	41 4 7	187 4 7	120	64	313 4 0	46 8 3	359 12 3	+172 7 8	+ 92	+ 13	
7 397	Minsi ...	Minsi ...	109 8 0	10 1 10	119 9 10	80	67	250 12 0	9 1 3	259 13 3	+140 3 5	+118	+ 17	
8 396	Kachurwahi ...	Kachurwahi ...	660 12 0	52 15 6	713 11 6	550	77	763 8 0	123 15 6	887 7 6	+173 12 0	+ 24	— 5	
9 395	Waregaon ...	Waregaon ...	128 8 0	50 12 4	179 4 4	132	74	268 0 0	51 10 8	319 10 8	+140 6 4	+ 78	+ 12	
10 412	Kienapur ...	{ Mahal I. Mahal II.	{ 790 0 0 }	103 4 2	893 4 2	550	62	{ 374 0 0 493 0 0 }	166 9 7 49 11 5	540 9 7 542 11 5	{ +130 0 10 }	+ 22	+ 7	

11 411	Khorgaon	...	Khorgaon	...	348	8	0	32	14	3	381	6	3	365	96	559	8	0	206	6	1	705	14	1	+384	7	10	+101	-	6
12 410	Dudhala...	...	Dudhala	...	786	12	0	85	9	7	866	5	7	652	75	910	12	0	110	11	1	1,021	7	1	+155	1	6	+18	+11	
13 441	Barsi	...	Barsi	...	587	12	0	2	13	1	590	9	1	400	67	717	8	0	4	15	9	722	7	9	+131	14	8	+22	+8	
14 440	Khaparkhera	...	Khaparkhera	...	108	0	0	93	11	7	291	11	7	170	84	147	0	0	212	5	10	359	5	10	+157	10	3	+78	+36	
15 496	Nimkhera	...	Nimkhera	...	857	12	0	54	8	0	912	4	0	500	55	1,116	4	0	8	12	3	1,125	0	3	+212	12	3	+23	+11	
16 437	Pardi Khurd	...	Pardi Khurd	...	380	8	0	68	4	9	448	12	9	275	61	376	0	0	113	8	10	489	8	10	+40	12	1	+9	+4	
17 438	Pardi Buzurg	...	Pardi Buzurg	...	571	4	0	153	12	2	725	0	2	365	50	647	0	0	189	6	9	836	6	9	+111	6	7	+15	+11	
18 439	Tuman	...	Tuman	...	959	5	0	121	5	11	1,080	10	11	850	79	1,315	10	0	192	7	4	1,508	1	4	+427	6	5	+40	-	4
19 413	Tarori	...	Tarori	...	508	2	0	115	6	4	623	8	4	500	80	180	0	0	142	11	8	722	11	8	+99	3	4	+16	-	3
20 414	Khaparkhera	...	Khaparkhera	...	443	0	0	277	3	10	720	3	10	557	77	867	0	0	302	3	6	1,169	3	6	+448	15	8	+62	+4	
21 416	Naudgaon	...	Naudgaon	...	830	12	0	50	6	11	881	2	11	700	79	997	8	0	284	5	6	1,281	13	6	+400	10	7	+46	+20	
22 415	Kargaon...	...	Kargaon	...	332	0	0	5	9	4	337	9	4	286	83	541	0	0	8	1	11	549	1	11	+211	8	7	+63	+12	
23 391	Aroli	...	Aroli	...	1,621	8	0	61	11	11	1,683	3	11	1,170	70	1,814	5	9	17	11	8	1,832	1	5	+148	13	6	+9	+6	
24 392	Chokhala	...	{ Mahal I. Mahal II.	...	551	0	0	7	13	7	558	13	7	476	85	{ 368 345	8 0 0 0	{ 34	2 2 6 6	{ 34	2 2 6 6	{ 368 379	8 0 2 6	{ 34	+188	12	11	+34	+5	
25 393	Khandala	...	Khandala	...	570	12	0	68	1	0	638	13	0	500	78	755	12	0	9	15	0	765	11	0	+126	14	0	+20	+12	
26 389	Berdipar	...	Berdipar	...	327	0	0	15	12	3	342	12	3	225	66	237	0	0	119	3	9	376	3	9	+33	7	6	+19	+19	

STATEMENT A—Kodamendhi Group of the Ramtek Tahsil, Nagpur District—continued.

Serial No. of mahal.	Name of village.	Name of mahal.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at present.			Increase in assets since Settlement.		Increase percent. in cultivation.	REMARKS.
			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
27 330	Bhandewari	{ Mahal I. Mahal II.	{ 353 4 0 ...	{ 78 2 9 ...	{ 431 6 9 ...	284	66	{ 206 8 0 160 0 0	{ 115 11 2 94 5 6	{ 322 3 2 254 5 6	{ +145 1 11 }	+ 34	+ Nil.	
28 347	Saongi ...	Saongi ...	397 12 0	31 15 6	429 11 6	400	93	525 0 0	118 7 9	643 7 9	+213 12 3	+ 50	- 5	
29 346	Kodamendhi ...	Kodamendhi ...	1,399 0 0	10 5 6	1,409 5 6	950	67	1,385 0 0	7 11 10	1,392 11 10	-16 9 8	- 1	- 5	
30 343	Wagbori	{ Mahal I. Wagbori Mahal II.	{ 145 8 0 ...	{ 70 8 1 ...	{ 216 0 1 ...	180	83	{ 309 8 0 168 0 0	{ 87 7 1	{ 309 8 0 255 7 1	{ +348 15 0 }	+ 162	+ 82	
31 344	Dhanoli ...	{ Mahal I. Mahal II. Mahal III.	{ 282 8 0 ...	{ 59 13 11 ...	{ 342 5 11 ...	325	95	{ 121 2 0 68 9 0 238 2 0	{ 4 9 6 68 8 0 31 4 11	{ 125 11 6 137 1 0 269 6 11	{ +189 13 6 }	+ 55	+ 13	
32 421	Khinki ...	{ Mahal I. Mahal II.	{ 125 8 0 ...	{ 84 9 1 ...	{ 210 1 1 ...	200	95	{ 151 0 0 43 0 0	{ 81 13 5 22 12 8	{ 232 13 5 65 12 8	{ +88 9 0 }	+ 42	+ 24	
33 423	Waigaon	Waigaon	217 0 0	69 11 0	286 11 0	160	56	423 8 0	82 15 10	506 7 10	+219 12 10	+ 77	+ 52	
34 424	Murmari	Murmari	94 0 0	103 6 7	197 6 7	165	84	265 8 0	166 8 1	432 0 1	+234 9 6	+ 119	+ 36	
35 429	Pipalgaon	Pipalgaon	153 4 0	1 7 7	260 11 7	170	65	262 4 0	59 14 11	322 2 11	+ 61 7 4	+ 23	+ 9	

36 430	Siroli ...	...	Siroli ...	...	309 8 0	173 15 0	483 7 0	275	57	613 0 0	6 7 4	610 7 4	+136 0 4	+ 28	+14
37 432	Sirkhund	...	Sirkhund	...	106 6 0	65 4 10	171 4 10	106	62	190 0 0	85 4 6	275 4 6	+103 15 8	+ 61	+ 3
38 431	Wakeshwar	...	Wakeshwar	...	382 0 0	73 6 11	455 6 11	260	57	810 0 0	137 1 5	947 1 5	+491 10 6	+109	+20
39 422	Sukli ...	...	Sukli ...	...	490 0 0	68 11 9	558 11 9	400	71	694 0 0	17 15 6	711 15 6	+153 3 9	+ 27	+32
40 420	Tondli Buz	...	Tondli Buz	...	367 4 0	48 13 3	416 1 3	418	100	511 4 0	58 14 3	570 2 3	+154 1 0	+ 37	+15
41 419	Tondli Khurd	...	Tondli Khurd...	...	247 12 0	20 14 0	268 10 0	220	82	254 12 0	39 10 7	294 6 7	+ 25 12 7	+ 9	+31
42 345	Bori ...	...	Bori ...	...	467 8. 0.	5 13 5	473 5 5	380	80	680 0 0	120 9 4	800 9 4	+327 3 11	+ 69	- 8
43 418	Ghiwari	...	Ghiwari	...	243 0 0	.....	243 0 0	198	81	342 8 0	.....	342 8 0	+ 99 8 0	+ 41	+12
44 417	Indura ...	...	Indura ...	...	683. 2 0	85 10 3	768 12 3	575	75	650 0 0	185 3 10	835 3 10	+ 66 7 7	+ 9	+ 1
45 434	Induri ...	...	Induri ...	...	176 10 0	44 7 7	221 1 7	150	68	295 2 0	65 6 1	324 8 1	+103 6 6	+ 47	+77
46 435	Kharda ...	...	Kharda	...	488 8 0	101 13 10	590 5 10	475	82	574 0 0	123 2 6	697 2 6	+106 12 8	+ 20	+ 4
47 433	Ijni ...	...	Ijni ..	...	143 2 0	156 13 4	299 15 4	220	73	187 0 0	182 12 7	369 12 7	+69 13 3	+ 23	- 1
48 500	Wagholi...	...	Mahal I. Mahal II. Mahal III.	...	187 2 0	27 1 4	234 3 4	160	68	29 0 0 132 12 0 59 0 0	26 6 7 57 10 5 31 15 6	55 6 7 190 6 5 90 15 6	+102 9 2	+ 44	+ 9
49 501	Dharmapuri	...	Dharmapuri	...	284 5 7	9 3 11	293 9 6	200	68	296 1 0	90 13 11	386 14 11	+93 5 5	+ 32	+ 7
50 502	Mendha...	...	Mendha	...	157 8 0	2 2 1	159 10 1	110	69	167 7 0	49 7 2	216 14 2	+57 4 11	+ 36	- 3

STATEMENT A—Kodamendhi Group of the Ramtek Tahsil, Nagpur District—continued.

Serial No. of mahal.	Name of village.	Name of mahal.	Assets at last Settlement.			Revenue.	Percentage on assets.	Assets at present.			Increase in assets since Settlement.		Increase per cent. in cultivation.	REMARKS.
			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.			Cash.	Estimated value of sir, khudkasht and muafi land.	Total.	Actual.	Percentage.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
51 503	Nawargaon ...	Nawargaon ...	Rs. a. p. 570 0 0	Rs. a. p. 53 7 9	Rs. a. p. 628 7 9	475	76	Rs. a. p. 703 0 0	Rs. a. p. 157 5 8	Rs. a. p. 860 5 8	Rs. a. p. +231 13 11	+ 37	-44	
52 499	Reorala ...	Reorala ...	1,490 6 0	9 5 9	1,505 11 9	1,120	74	1,826 0 4	133 9 4	1,964 9 8	+458 13 11	+ 30	+ 2	
53 436	Rajoli ...	Rajoli ...	480 8 0	107 13 5	588 5 5	450	77	635 8 0	186 4 11	821 12 11	+233 7 6	+ 40	+ 9	
54 498	Virsi ...	Virsi ...	702 12 0	120 11 5	823 7 5	650	79	773 13 0	288 3 11	1,062 0 11	+238 9 6	+ 29	+ 6	
55 497	Dhani ...	Dhani ...	674 4 0	13 13 5	688 1 5	473	69	985 0 0	62 1 3	1,047 1 3	+358 15 10	+52	+21	
56 524	Mangli ...	Mangli ...	307 8 0	47 4 11	354 12 11	285	80	417 0 0	302 14 10	719 14 10	+365 1 11	+103	+70	
57 521	Bhendala ...	Bhendala ...	289 0 0	88 9 6	377 9 6	300	79	480 0 0	233 11 8	713 11 8	+336 2 2	+ 89	+29	
58 520	Bhokara ...	Bhokara ...	349 12 0	90 0 1	439 12 1	250	57	401 4 0	103 1 2	504 5 2	+64 9 1	+ 15	+16	
59 525	Wangepar ...	Wangepar ...	127 4 0	5 2 5	132 6 5	100	76	292 8 0	18 4 10	310 12 10	+178 6 5	+135	+53	
60 519	Charbha ...	Charbha ...	231 0 0	154 8 8	385 8 8	270	70	389 8 0	186 13 10	576 5 10	+190 13 2	+ 50	+ 9	

61 518	Khandala	...	Khandala	...	604 0 0	101 12 11	705 12 11	500	71	609 0 0	197 8 3	806 8 3	3 10 11 4	+ 14	- 7
62 517	Dholmara	...	Dholmara	...	290 8 0	106 0 1	396 8 1	270	68	314 8 0	59 13 2	374 5 2	- 22 2 11	- 6	+ 2
63 516	Ashri	...	{ Mahal I. Ashri ... Mahal II.	...	495 0 0	93 15 9	588 15 9	435	74	{ 391 3 6 336 6 6	{ 45 2 2 34 12 2	{ 436 5 8 371 2 8	{ + 218 8 7 }	+ 37	- 8
64 526	Pipri	...	Pipri	...	475 0 0	101 10 4	576 10 4	380	66	522 8 0	264 5 2	786 13 2	+ 210 2 10	+ 36	- 12
65 527	Dhanla	...	Dhanla	...	1,720 6 0	180 0 8	1,900 6 8	1,550	82	2,211 4 0	339 8 7	2,550 12 7	+ 650 5 11	+ 34	+ 9
66 515	Dahigaon	...	Dahigaon	...	766 8 0	68 12 5	835 4 5	625	75	1,123 12 0	118 0 10	1,241 12 10	+ 406 8 5	+ 49	+ 14
67 512	Chikhli	...	Chikhli	...	577 0 0	5 12 3	582 12 3	2400	69	759 0 0	56 12 2	815 12 2	+ 232 15 11	+ 40	- 11
68 528	Chicholi	...	{ Mahal I. Mahal II.	...	365 8 0	63 5 2	428 13 2	324	76	{ 479 0 0 184 0 0	{ 60 13 7 80 13 11	{ 23 13 7 264 13 11	{ + 315 14 4 }	+ 87	+ 35
69 529	Bhamewara	...	{ Mahal I. Mahal II.	...	140 0 0	122 1 10	262 1 10	175	67	{ 139 8 0 81 8 0	{ 119 14 10 57 12 7	{ 259 6 10 139 4 7	{ + 136 9 7 }	+ 52	+ Nil.
		...	TOTAL	...	32,300 4 7	5,244 1 4	37,544 5 11	27,180	74 p. c.	42,556 14 9	8,655 2 8	51,212 1 5	+ 13,667 11 6	+ 36 p.c	+ 9 p.c.

R. H. CRADDOCK,
Settlement Officer.

STATEMENT B.—Showing the scale of soil factors for the Kodamendhi Group of the Ramtek Tahsil, Nagpur District.

Soil Class.	WHEAT LAND.										RICE LAND.						GARDEN LAND.				MINOR CROPS.				
	Ordinary.	Lowan.	Khari.	Bandha.	Bandhan.	Pathar.	Wahuri.	Irrigable.	Khari Irrigable.	Ran.		Khari Irrigable.	Saman.		Jhilan.		Tikra.		Irrigable.		Barani.		Minor crops.		
										-50 p. c.	-40 p. c.		Irrigable.	Ordinary.	Khari.	Ordinary.	Khari.	Ordinary.	Khari.	Ordinary.	Khari.	Ordinary.	Khari.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Kali JI. ..	36	40	64	36	40	29	18	36	64	29	...	...	...	...	...	...	...	...	...	72	76	86	64	...	...
Morand I.	32	38	56	32	38	26	16	32	56	26	...	62	50	34	42	45	56	20	25	64	68	32	56	20	45
Morand II.	24	28	42	24	28	19	16	24	42	19	...	56	45	30	37	40	50	14	17	48	51	34	42	14	35
Khadi Gohari ..	16	19	28	16	19	14	14	16	28	12	...	40	32	12	75	20	25	5	6	32	33	16	28	...	...
Khadi Mutafarakat ..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	32	33	8	16	8	24
Bardi ..	...	...	...	...	...	...	...	...	...	...	...	25	20	8	10	12	15	3	4	10	11	5	10	5	10
Ritari ..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	10	11	8	16	5	10
Kachar ..	36	...	...	...	...	...	...	...	...	29	...	...	...	...	...	...	...	...	...	72	...	45	..	...	...

Nagpur, dated the 20th September 1893.

R. H. CRADDOCK,
Settlement Officer.

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil, Nagpur District.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence, per acre.	Area.	Rent.	Incidence, per acre.				
1	2	3	4.	5	6	7	8	9	10	11	12	13
1	Nawargaoon	Absolute occupancy Occupancy Ordinary All-round... Occupancy + ordinary...	332.00 15.75 167.95 515.70 183.70	313 8 0 76 0 0 152 8 0 482 0 0 168 8 0	0 15 1 1 0 3 0 14 6 0 14 11 0 14 3	267.81 111.77 240.15 619.70 351.89	233 8 0 105 4 0 357 8 8 696 4 8 442 12 8	0 13 11 0 15 1 7 10 1 2 0 1 5 0	— 8 — 8 + 64 + 21 + 47	1.02 1.26 1.56 1.29 1.43	Ryoti and Sir 1.25	This is a good village to the south of the Ramtek range. To the south the land is poor and cut up, but in the centre and north the surface is flat, and there is good wheat land on morand li. soil. At the foot of the hills is some good rice land; wheat is the chief crop and then jvari, til and rice. The proprietress is a Brahman lady of Ramtek. There are 52 tenants, of whom 24 reside. Kunbis number 21, Mahars 5, Brahmins 4; they are classed as A4, B5, C22, D1—a goodish lot with but few rental arrears due by the D. class tenant. Sir land has gone into ryoti and new and poorer land has been occupied. The village is one of the superior ones of the group, and is only 2 miles from Ramtek. Assets have increased by 31 per cent., and the rent-rate now seems sufficiently high. I would propose 1.25, which should be, I think, a maximum rate for this group. The sir is too small for a separate rate.
2	Sirpur	Absolute occupancy Occupancy Ordinary All-round... Occupancy + ordinary...	246.40 42.95 113.50 402.85 156.45	218 8 0 36 0 0 39 0 0 293 8 0 75 0 0	0 14 2 0 13 5 0 5 6 0 11 8 0 7 8	238.77 53.59 100.98 333.34 154.57	214 0 0 47 0 0 110 0 0 421 0 0 207 0 0	0 14 4 1 4 0 3 6 2 1 1 1 1 5 5	+ 1 + 49 + 303 + 45 + 179	.90 1.22 1.56 1.10 1.43	Ryoti 1.10 Sir 1.25	This is a good-sized village on the Sur river, east of Nawargaoon. The Sur breaking through the Ramtek range on the north bounds the village on the west and then turns on its eastward course. There is some fair morand li., but the bulk of the soil is khurdi-goliari. There is a good deal of irrigation on the banks of the river, and wheat is the chief crop, jvari coming next. On the whole the village is a good one, its soil being above the average of its class. The village site is a very fair one. Proprietors are Brahmins. Large money-lenders of Ramtek. There are 15 tenants, 12 local. Telis number 3, Mahars 3, &c., and a Kunjira or vegetable seller from Kampti who grows potatoes. The classes are A1, B3, 6, D5, rather much in debt. The Kunjara purchased an absolute occupancy holding 45 acres, rent Rs. 56 for Rs. 1,200. The absolute occupancy class has been enhanced by 11 and the other classes largely, but arrears are trifling, only Rs. 22. As there is a good deal of debt, I would accept the all-round incidence of 1.10, which will give some fair enhancement of absolute occupancy rents, and I would value the sir at 1.25. It covers 29 per cent. of the occupied area.

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil, Nagpur District—continued.

Serial number of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
3	Bori	Absolute occupancy Occupancy Ordinary All-round Occupancy + ordinary	74-30 207-85 402-60 684-75 610-45	89 0 0 233 0 0 238 0 0 710 0 0 621 0 0	1 3 2 1 1 1 0 15 5 1 0 7 1 0 4	17-20 301-03 250-26 569-09 531-89	44 0 0 383 0 0 302 0 0 729 0 0 685 0 0	2 8 11 1 4 4 1 3 4 1 4 6 1 3 10	+130 +13 +25 +24 +21	1-09 -77 -82 -80 -79	1-00	This village is in some respects the finest of the group: it lies east of Sirpur on a flat area of rich soil just to the south of the Kamtek range. The soil, the crops, the condition of the tenants and the appearance of the houses are all in keeping with a high state of prosperity: the soil is principally morand and 1, and 444 acres are under wheat. The tenants number 16, all local. They live in excellent houses, and are classed as A4 (3 pay income-tax), B 4, and C 8, of the C also 4 are above the average. There are 5 Kharas, 4 Telis, 4 Mahars. The Kharar proprietors whose str lands are very fine live in a house which it cost Rs. 5,000 to build. They have increased their cultivation a great deal. The rise in rent-rate has been very moderate during the term of the Settlement, and substantial enhancement may be imposed now. No rental arrears. I propose 1-00, a very moderate rate for so fine a village.
4	Mhasda	Absolute occupancy Occupancy Ordinary All-round Occupancy + ordinary	144-85 140-20 451-70 699-75 554-90	123 4 0 93 8 0 289 8 0 506 4 0 383 0 0	0 13 7 0 14 11 0 10 2 0 11 7 0 11 0	76-14 345-15 319-79 741-08 664-94	84 0 0 352 0 0 361 12 0 797 12 0 713 12 0	1 1 8 1 0 4 1 2 2 1 1 3 1 1 2	+30 +9 +79 +49 +56	1-03 -96 1-24 1-08 1-08	Ryoti and Sir 1-10 [Sanctd. 1-05]	This is a fair village south of Bori, and on the north bank of the Sur river. Its soil is of but average quality, chiefly morand in and khadi, of which about half bears wheat, but its lands are remarkably flat, and the village houses have a fair appearance. Proprietor is a Mahratia, and the village is mokasa. There are 29 tenants, Mahars, Telis and Mahratias classed as A 1, B 1, C 27, but only an average lot, though no very heavy debt. Rents are generally fair and with the past rise not much enhancement is feasible. With so much shifting of areas from one tenure to another, the all-round figures are the best guide and indicate 1-10. This will give quite sufficient effect to the extra flatness of the village, and I would not go higher. Arrears are generally trifling, but after the bad crops of 1891-92, Rs. 79 remained in balance. I propose 1-10 for ryoti and sir which is too small in extent for a separate rate.
5	Khandala (Bhursi)	Absolute occupancy Occupancy Ordinary All-round Occupancy + ordinary	60-33 391-12 451-45 451-45	13 0 0 119 8 0 132 8 0 132 8 0	0 3 5 0 4 11 0 4 8 0 4 8	203-14 184-71 387-83 387-88	153 0 0 149 8 0 302 8 0 302 8 0	0 12 1 0 12 11 0 12 6 0 12 6	+254 +163 +168 +168	1-02 -78 -78	Ryoti -80 [Sanctd. -75] Sir 1-00 [Sanctd. -95]	This is a good sized village in respect of area, lying south of Sirpur on the Sur river. All to the north is wheat land of poorish quality, the only richer soil lies in tanks and hollows, and has been classed as lawas—wheat is the principal crop and there is some rice land, but nearly

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil, Nagpur District—continued.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed. and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
8 396	Kachurwahi	Absolute occupancy	472.32	291 0 0	0 9 10	432.17	295 0 0	0 10 11	+11	.56		This is a large village on the Sur river south of Khandala and Minst; it lies on fairly level land: the southern fields are the best, and in the centre is fair morand u. merging into khurdi gohari, while to the north is a block of fine rice land of which a considerable portion is irrigated. Wheat covers 455, rice 168 and kinsed 100 acres, and the other crops small areas. The proprietor is one Lakhel, a Brahman of Ramtek, and Honorary Magistrate, who is inclined to be very oppressive, but finds the tenants here rather too strong for him. The houses are good and the tenants are as strong a lot as any in the whole pergunna. There are no rental arrears. Of 63 tenants, Tels number 25 and Mahars 6, and they are classed as A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. The standard of living of the C. class is good. There has been little rent enhancement with such strong tenantry, and the rents are extremely low for such productive lands. Substantial enhancement is then feasible. For the large absolute occupancy class '85 would be fair, occupancy-cum-ordinary indicate '79 and '80 would be fair, except where required in individual cases, I would value the air at the standard rate of '90. It covers over 150 acres.
		Occupancy	189.85	109 4 0	0 9 2	413.52	288 12 0	0 11 2	+22	.63		
		Ordinary	302.95	145 8 0	0 7 8	57.98	54 12 0	0 11 3	+47	.74		
		All-round	965.12	545 12 0	0 9 1	923.67	638 8 0	0 11 1	+22	.60	Ryoti .80 Sir .90	
		Occupancy + ordinary	492.80	254 12 0	0 8 3	491.50	343 8 0	0 11 2	+35	.64		
9 395	Waregaon	Malik-makbuza	159.80	115 0 0	0 11 6	154.23	125 0 0	0 13 0	+12	.60		This is a small village east of Kachurwahi on the Sur which divides it on the north from Mhasala. Its lands are nearly all wheat land, but consist of poor morand u. and khurdi, with an admixture of sand of light colour. There is a little rice land, but wheat is by far the largest crop. The proprietor, a Gossain, is a good landlord: the tenants are half from the neighbouring villages and the local village is small. They are, however, a very fair lot of Tels, Kunbis and Mahars who are classed as B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. There are no rental arrears. Rents at last Settlement were so trifling that no fair comparison is possible, but while soil is below average, the absence of arrears and the fair condition of the tenants show that the present demand is by no means excessive, so I would accept the occupancy-cum-ordinary incidence, and propose '70. Absolute occupancy tenants all have composite holdings and their payments will admit of adjustment. The air is not extensive and as assets have increased largely, no higher valuation for it is desirable.
		Absolute occupancy	72.85	24 12 0	0 5 5	74.45	24 12 0	0 5 4	-1	.37		
		Occupancy	8.10	0 8 0	0 1 0	154.05	108 4 0	0 11 3	+1025	.75		
		Ordinary	2-1-30	103 4 0	0 5 10	188.49	133 0 0	0 11 3	+93	.66		
		All-round	362.35	128 8 0	0 5 8	416.90	286 0 0	0 10 3	+81	.61	Fyoti and Sir .70	
		Occupancy + ordinary	289.40	103 12 0	0 5 9	342.45	241 4 0	0 11 3	+95	.70		
		Malik-makbuza	.....	.....	.....	6.67	2 0 0	0 4 9	...	.27	

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil, Nagpur District—continued.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage incl. that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1			4	5	6	7	8	9	10	11	12	13
12	Dudhala	Absolute Occupancy	Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				<p>Another large and substantial morand in village situated south of Khorgaon on the road from Tarsa to Ramtek. The soil is excellent of its class and produces fine wheat, of which there were 723 acres last season, but a great deal of land is uneven. However, taken all-round the village is a good one and most of the houses are tiled. The proprietor is a Brahman, a minor. There are 47 tenants, of whom 6 are of Ramtek and 40 locals. Kumbis number 32. The classes are A 4, B 11, C 25, D 4 (mortgage)—a substantial lot. Only Rs. 39 were due after the poor crops of 1891-92 and arrears are very rare. Rents are extremely low, and with such a large number of protected tenants, substantial enhancement is feasible. Even if the ordinary rents of last Settlement were correctly stated, the rise in the all-round rental may practically be disregarded, for the holdings then contained a great deal of unbroken land, and taking the rental value of the cropped area at last Settlement, and the same now, the rise is found to be only 8 per cent. A rate of 70 may then be safely adopted, it will let ordinary tenants alone, while the protected classes will be substantially enhanced, and such a moderate rate, as 70 in so productive a village may be worked with absolute safety. Sir covers 150 acres, and I would most certainly value it at the standard rate.</p>
410		Ordinary	669-45	347 4 0	0 8 4	623-78	323 0 0	0 8 3	- 1	.47		
		Occupancy	271-95	161 0 0	0 9 6	701-58	400 12 0	0 9 2	- 4	.48		
		All-round	547-39	236 8 0	0 6 11	183-13	151 0 0	0 13 2	+90	.71		
		Occupancy cum Ordinary	1483-60	744 12 0	0 8 0	1508-49	874 12 0	0 9 8	+60	.50	Ryoti. .70 [Sanctd. .65]	
		Malik-makbuza	819-15	397 8 0	0 7 9	884-71	551 12 0	0 10 0	+29	.53	Sir. .90 [Sanctd. .90]	
			71-75	36 0 0	0 8 0	71-52	36 0 0	0 8 1	+01	.41		
13	Barsi	Absolute Occupancy	212-60	100 8 0	0 7 7	221-68	100 8 0	0 7 3	-4	.47		<p>This is a good-sized village south of Dudhala and north of Ashti of the Tarsa group, from which it is divided by the Tarsa river. It belongs to the estate of Ahloji Ahir Rao, under Courts of Wards management and is mokasa. Though possessed of no first class soil, and with a surface not very level, it is a first-rate wheat village, 60 per cent. being under that crop. The village is a fairly good one in appearance. There are 29 tenants, all resident, of whom 17 are Kumbis and 7 Mahars. They are classed as A 9, B 1, C 26, D 1. A good all-round lot with no serious debt and only one holding mortgaged. Rents are light (except in one or two holdings near the village), the past rise has been moderate and there are no rental arrears, and a rate of 80 which will suit both occupancy and ordinary tenants, is amply justified. Absolute occupancy tenants will require liberal margins. There is no sir.</p>
441		Ordinary	453-20	247 4 0	0 8 9	772-44	535 0 0	0 11 0	+26	.65		
		Occupancy	469-05	240 0 0	0 8 2	97-56	77 0 0	0 12 8	+55	.80		
		All-round	1134-85	587 12 0	0 8 3	1091-68	712 8 0	0 10 5	+26	.63	[Sanctd. .75]	
		Occupancy cum Ordinary	922-25	487 4 0	0 8 5	870-00	612 0 0	0 11 3	+34	.67		
		Malik-makbuza	.....	.....	.....	8-14	5 0 0	0 9 10	.....	.62	

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil, Nagpur District—contd.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.		
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.						
1	2	3	4	5	6	7	8	9	10	11	12	13		
16 437	Pardi Khurd	Absolute Occupancy	Acres. 329.30	Rs. a. p. 295 0 0	Rs. a. p. 0 14 4	Acres. 280.11	Rs. a. p. 249 0 0	Rs. a. p. 0 14 3	- 1	.68		This village lies on flat land of excellent soil morand i. and ii. Wheat and linseed are the chief crops. The local village site is a small one and there are only 6 tenants resident out of a total of 11. They are classed as A I, B I, C 5, D 4, and include 4 Kumbis, 4 Brahmins and 2 Mahars. They are an average lot, the local men being poorish, but the D are cases of simple mortgages only. The proprietor is a Brahman money-lender of Ramtek. There are no rental arrears. The proprietor has extended his cultivation and now holds 21 per cent. The village is a superior one, and to suit absolute occupancy tenants I propose 1'00. The ordinary area is too small to base a higher valuation of sir on.		
		Occupancy	74.95	85 8 0	1 2 3	42.65	68 0 0	1 9 6	....	+ 40	1.79		
		Ordinary	404.25	380 8 0	0 15 1	322.70	317 0 0	0 15 9	....	+ 4	.78		Royti and Sir 1'00 [Sanctd. '90]
		All-round	74.95	85 8 0	1 2 3	42.65	68 0 0	1 9 6	....	+ 40	1.79		
		Occupancy + Ordinary	59 0 0	0 13 968	
17 438	Pardi Buzurg	Malik-makbuza	....	....	....	68.62	59 0 0	0 13 9	....	....		This is an excellent village situated north of Nimkhara. The cultivated area consists entirely of fine morand ii. soil and the surface is flat, about 10 per cent. only being waburi. The village is a mokasa of one of the Upadhyas of Nagpur, and has always been leased to various people. It is at present held by a Doctor of Bombay. Wheat covers 60 per cent. and linseed about 22 per cent., and is a little jvari and lac. There are 16 tenants including 10 Kirsars, 3 Brahmins and 3 Mahars. All but 3 are resident, and they are classed as A I, B I, C 7, D 1, a substantial lot, with no rental arrears. Rents have not risen, and are very moderate for such good land. Absolute occupancy rents would justify 1'00, but occupancy only '85. There are, however, some composite holdings, and I propose the standard rate of '90 with margins to occupancy tenants. The sir is all sublet and I would value it at 1'00.	
		Absolute Occupancy	342.25	298 8 0	0 13 11	324.06	209 8 0	0 14 9	....	6	.68		
		Occupancy	91.25	91 0 0	0 15 11	252.47	234 0 0	0 14 10	....	- 7	.56		
		Ordinary	201.75	191 12 0	0 14 5	81.91	104 8 0	1 4 5	....	+ 42	1.06		
		All-round	635.25	571 4 0	0 14 5	659.91	638 0 0	0 15 6	....	+ 8	.67		Royti .90 [Sanctd. '85]
18 439	Tuman	Occupancy + Ordinary	293.00	272 12 0	0 14 11	334.38	338 8 0	1 0 2	+ 8	.65	Sir 1'00 [Sanctd. 1'00]	This large village is situated north of Pardi on a large tributary of the Sur. It is 3 miles from Tarsa station and an equal distance from Aroli. The land is a good deal cut up by nala, and the soil, which is entirely morand ii, is not of more than average quality. The proprietor is the notorious Bhanu Pahl who has as usual enhanced his absolute occupancy tenants and taken possession of some of the malik-makbuza land. Wheat occupies over 50 per cent. and linseed and jvari over 200 acres each. The crops, however, are not quite so good as in some of the neighbouring villages. The village site is a substantial one, but there is a good deal of debt. There are 33 tenants including Kumbis 14, Kirsars 5, and Mahars 4, &c. There are 8 outsiders.		
		Malik-makbuza	....	....	....	12.46	9 0 0	0 11 4	....	....	....
		Absolute occupancy	335.20	288 14 0	0 13 0	289.91	294 1 0	1 0 3	....	+ 25	.83		
		Occupancy	445.30	276 7 0	0 10 0	358.16	323 6 0	0 14 5	....	+ 44	.81		
		Ordinary	274.50	165 8 0	0 10 10	404.30	484 5 0	1 3 2	....	+ 77	1.17		
18 439	Tuman	All-round	1075.00	750 13 0	0 11 2	1052.37	1101 12 0	1 0 9	+ 50	.94	Royti .95 [Sanctd. '95]	This large village is situated north of Pardi on a large tributary of the Sur. It is 3 miles from Tarsa station and an equal distance from Aroli. The land is a good deal cut up by nala, and the soil, which is entirely morand ii, is not of more than average quality. The proprietor is the notorious Bhanu Pahl who has as usual enhanced his absolute occupancy tenants and taken possession of some of the malik-makbuza land. Wheat occupies over 50 per cent. and linseed and jvari over 200 acres each. The crops, however, are not quite so good as in some of the neighbouring villages. The village site is a substantial one, but there is a good deal of debt. There are 33 tenants including Kumbis 14, Kirsars 5, and Mahars 4, &c. There are 8 outsiders.		
		Occupancy + Ordinary	719.80	461 15 0	0 10 3	762.46	807 11 0	1 0 11	+ 65	.99	Sir 1'15 [Sanctd. 1'10]			
		Malik-makbuza	405.95	208 8 0	0 8 3	397.68	213 14 0	0 8 8	....	+ 5	.49		

STATEMENT C.—Kodamendhi Group of the Rantek Tahsil, Nagpur District—contd.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage in incidence over that of last Settlement.	Incidence per soil unit. and sanctioned.	Unit rate proposed.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	
21 416	Nandgaon	Absolute Occupancy	328-45	159 0 0	0 11 1	157-90	81 0 0	0 8 2	-26	.40		This is a large village south of Kodamendhi lying on very flat land of good moand ii. soil. There are some fine fields adjoining the village site and about 14 per cent. is embanked. The Malguzar complains that the lands when they are wet are very wet and when they are dry are very dry. The cropping supports him in the first allegation, for jua will not grow at all, and all the crops seem to be rabi except for a small area of rice land, half of which is double-cropped. The Malguzar, Laxman Kirar, is one of the strong landlords of the tahsil, and his luxurious house, costing Rs. 5,000, is a great contrast to the rather poor houses of the tenants here, who seem much afraid of him. These are 35 in all including 7 of Kodamendhi and 4 of Indura. There are 20 Tels and 4 Kallars, &c., the 4 from Indura being Dangs. The classes are A1, B5, C 19, D16. The number of D tenants is rather large, and the local men are poor. But even after the crops of 1891-92 only Rs. 36 were in arrears. The 'malik-makhuza' land is held by a brother of the proprietor who has separated from him, and the absolute occupancy rents are very low also, but this class holds composite holdings of both occupancy and ordinary right. On the whole as the village is not quite up to the mark, and as the enhancements in the past have been considerable, I would accept the occupancy <i>cum</i> -ordinary figures which fully justify '80, and I would value the extensive air of nearly 300 acres at the standard rate of '90.
		Ordinary	338-25	197 0 0	0 9 4	591-60	549 12 0	0 14 10	+59	.73		
		...	680-75	474 12 0	0 11 2	209-62	248 12 0	1 3 0	+70	.92		
		All-round	1247-45	830 12 0	0 10 8	959-12	879 8 0	0 14 8	+38	.71	Ryoti 0-80 Sir 0-90	
		Occupancy + Ordinary	1019-00	671 12 0	0 10 7	801-22	798 8 0	0 13 11	+59	.78		
23 416	Kargaon	Malik-makhuza	165-44	118 0 0	0 11 559		This is a rich village on the Sur river north of Nandgaon and between Aroli and Kodamendhi. Its surface is flat, but its soil is, as a rule, rather poor and much intermixed with sand. There is some nice garden land however on the Aroli border, about an eighth is non-wheat bearing Khardi. The proprietor is Bhanu Pahi of Virsi. The tenants number 19, malis 13, and Tels 8. There are 12 of Aroli and 6 of Kodamendhi. One Kirar tenant holding on a low rent is related to the Malguzar, and nearly all have cultivation elsewhere. There are no arrears, and the tenants are classed as A 1, B 8, C 7 and D 3, a good lot.
		Absolute Occupancy	116-85	114 0 0	0 15 7	105-08	136 0 0	1 4 8	+32	.97		
		Ordinary	90-00	33 0 0	0 5 10	852-16	249 0 0	0 11 4	+94	.68		
		...	370-05	185 0 0	0 8 0	132-39	150 0 0	1 2 2	+127	.83		
		All-round	576-90	332 0 0	0 9 2	589-63	535 0 0	0 14 6	+58	.78	[Sanctd .75]	
23 416	Kargaon	Occupancy + Ordinary	460-05	218 0 0	0 7 7	484-55	399 0 0	0 13 2	+74	.73		
		Malik-makhuza	...	...	...	8-67	6 0 0	0 11 1	.....	.....

As usual the Patal has advanced in the last year, tenants and rents all-round have risen considerably. I would adopt 80 for the all-round figures. Absolute occupancy and occupancy rents can be adjusted, as many absolute occupancy tenants hold also occupancy land. There is no sir.

This very fine village of the Bhonsla estate held on mukta patta, is situated north of Khaparkhara and west of Kargan on both sides of the Sur river. South of the river is fringed with a succession of fine plantain gardens and a little sugarcane. North of this is some poorish wheat land and a little rice land also. There is a good weekly bazar and a number of substantial houses. The village was once celebrated for its gurb, but now the cultivation of sugarcane has almost all disappeared. There are 57 tenants, all local except one. The chief caste are Malis 25 and Telis 21, classed as A 3, B 14, C 34 and D 6, an all-round most substantial lot. One holding was sold up for arrears of long standing and purchased by Bhao Patel of Virai, but there are no arrears otherwise. The Malis are a good deal in debt. Wheat here covers 575 acres, linseed 215 and there are 140 acres of garden land. It is one of the best villages of the group, having a population of 1870 souls. Occupancy rents represent a rise of about 25 per cent. over the occupancy-com-ordinary of last Settlement and justify 1.20 which, of course, is as high as could possibly be applied to absolute occupancy rents, but incidences are raised by rents on garden land disproportionate high to those on wheat land, and, I think that 1.15 will suffice for all purposes of enhancement of wheat lands; garden rents in some cases require reduction and in others may be maintained, I propose 1.15.

This is just an average village to the west of Aroli, on the south bank of the Sur river. The soil is principally morund and khardi gobar with some retari on the river bank. There is a large area of wheat and linseed, but a good deal of land is uneven. Half belongs to the Kurni of Waigao and half to the Telis of Khaparkhara. There are 82 tenants, of whom 6 are of Aroli, Telis 24 and several other castes. They are classed as A 1, B 2, C 27, and D 2, but make a fair average lot. There are about Rs. 100 in arrears after the poor season of 1891-92 but none of long standing. It is altogether a fair village and nothing more. The rate best suited to absolute occupancy tenants would be .95, and the same is borne out by the occupancy and occupancy-com-ordinary figures. I propose .95 accordingly. The sir area is too small for a separate rate.

This is the property of the Kirar; only Rs. 9.8 are in arrears in this mahal. The village rate of .95 seems suitable.

23 Aroli ...	Absolute occupancy ...	4141.45	1,220 12 0	1 1 1	1077.09	1,085 0 0	1 0 1	—	6	.81
	Occupancy ...	189.40	164 6 0	0 13 11	309.69	402 4 0	1 4 9	+	49	1.03
	Ordinary ...	203.95	236 6 0	1 2 7	236.21	314 1 9	1 5 3	+	14	1.06
	All-round ...	1531.80	1,621 8 0	1 0 11	1622.99	1,801 5 9	1 1 9	+	5	.89
	Occupancy + Ordinary ...	393.35	400 12 0	1 0 4	545.99	716 5 9	1 5 0	+	29	1.04
	Malik-mukbuza ...	.....	.....	..	18.24	13 0 0	0 11 5	.....	.....	.80
24 Chaukhala ...	Absolute occupancy ...	284.55	195 12 0	0 11 0	243.75	186 12 0	0 11 3	+	11	.84
	Occupancy ...	261.85	171 4 0	0 10 4	504.41	422 12 0	0 13 5	+	30	.84
	Ordinary ...	219.95	184 0 0	0 9 2	97.48	101 0 0	1 0 7	+	81	1.34
	All-round ...	869.35	551 0 0	0 10 2	845.64	710 8 0	0 13 5	+	32	.82
	Occupancy + Ordinary ...	584.80	355 4 0	0 9 10	601.89	523 12 0	0 13 11	+	42	.91
	Malik-mukbuza ...	.....	.....	.....	11.94	3 0 0	0 4 0	.....	.....	.24
" Mahal I ...	Absolute occupancy ...	.....	.....	.....	130.58	100 0 0	0 11 3	.....	.....	.65
	Occupancy ...	.....	.....	.....	248.77	224 0 0	0 14 3	.....	.....	.87
	Ordinary ...	.....	.....	.....	38.88	18 0 0	0 7 5	.....	.....	.69
	All-round ...	.....	.....	.....	418.23	342 0 0	0 13 1	..	..	.78
	Occupancy + Ordinary ...	.....	.....	.....	287.65	242 0 0	0 13 6	.....	.....	.85
	Malik-mukbuza ...	.....	.....	.....	11.94	3 0 0	0 4 0	.....	.....	.24

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil, Nagpur District—continued.

Serial No. of mahal.	Name of village.	Class of tenants.	At 1891 Settlement.			At present.			Increase per cent. of present acreage incl. advance over that of last Settlement.	Unit rate proposed and sanctioned.	Reasons for rate.	
			Area.	Rent.	Incidence, per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
24 329	Chaukhala, Mahal II.	Absolute Occupancy	113.17	83 12 0	0 12 362	This mahal belongs to the Telis, and two tenants are in bad arrears, owing Rs. 94 in all. There is no objection to the village rate of '95.	
		Occupancy ...	.....	.....	.....	255.64	138 12 0	0 12 5	.....	.81
		Ordinary ...	.....	.....	.....	58.60	83 0 0	1 6 8	.....	1.75
		All-round ..	.....	.....	.....	427.41	368 8 0	0 13 10	.....	.85
		Occupancy + Ordinary...	.....	.....	.....	814.24	281 12 0	0 11 4	.....	.96
25 393	Khandala	Absolute Occupancy ...	256.25	356 8 0	1 5 5	257.36	321 0 0	1 4 0	— 7	.94	This is a good-sized village also west of Aroli but on the north bank of the Sur river; it contains a block of fairly good wheat land extending from the north to south-wards, and this improves as the village is approached. On the sandy alluvial soil along the river is some fair plantain and sugar-cane cultivation; wheat, linseed and junari are largely grown. There is a fair village site; of 25 tenants only 14 are local. The chief castes are Malis 9, Mahrattas 4, Kanbis and Gondis 3 each, and Telis 2. They are classed as A 2, B 0, C 17, and D 7, rather a poor lot, the C tenants also being rather indebted. Rental arrears, after the poor season of 1891-92, amounted to Rs. 120. In the preceding year only one tenant had been in arrears. The village belongs to the estate of Krishna Rao Aba Saheb Guzar and is under Court of Wards management. High rents on garden lands has made the incidence of absolute occupancy rents high. The real rise of occupancy rents has been about 30 per cent. and for occupancy tenants only 70 would be justified. As, however, rents were so low at last Settlement I would adopt '80, and as the absolute occupancy tenants nearly all hold occupancy land, this will allow of much adjustment between absolute occupancy and occupancy holdings with fair enhancement of low payments on wheat land. There is no sit.	
		Occupancy ...	111.95	83 12 0	0 4 10	415.82	40 8 0	0 9 8	+ 91	.60		
		Ordinary ...	403.70	180 8 0	0 7 2	241.77	185 0 0	0 12 3	+ 71	.81		
		All-round ...	751.90	570 12 0	0 11 8	914.95	747 8 0	0 13 1	+ 12	.77		
		Occupancy + Ordinary...	515.65	214 4 0	0 6 8	637.59	425 8 0	0 10 4	+ 55	.67		
		Malik-Makbuza ...	.....	.....	.....	9.50	8 4 0	0 13 11	.....	.97

This is a small village north of Arch, and east of Khan-
 data, on the Berdi nala. On the southern side is fairly
 good wheat land, mound and khari gokari, with a
 sandy strip along the Berdi nala, where the proprietors,
 the Kirars of Bori, have a plantain garden. The village
 is a small one, but has a few fairly substantial houses,
 and may be deemed average among the villages north
 of the Sur river. Wheat, linseed and juar are the chief
 crops. There are 10 tenants in all, 7 of Aroli, and only
 3 local, Tets 6, Malis 2, &c., a very fair lot classed as B
 1, C 8, and D 1. There are no rental arrears, and the
 past rise in rents does not appear to be much, but the
 rents are much higher than usual, and in a poor village,
 and disregarding the comparatively small areas held by
 protected tenants, I would merely on the ordinary
 figures propose 1.00. By conversion into sir of some of
 the best lands the real rise in rates on the other lands
 has become obscured. When the sir lands are valued
 properly a further rise in assets will be found.

This is a mokasa village north of Korgaon and between
 Aroli and Kodamendhi. It lies on the Sur river
 along which and a tributary stream is some very
 fine garden land. In the centre is a block of fairly
 good wheat land, but a considerable area is non-
 wheat bearing and poor. Wheat, linseed, juar and
 garden crops cover the cropped area. The Brahman
 Mokasadas have leased the village reserving sir to
 themselves. Only 2 tenants are local, and the rest
 come from Aroli and Kodamendhi. They are a
 goodish lot classed as A 1, B 5, C 6 and 8 out of the
 12 are Malis. The rental arrears are Rs. 44 due by
 a single Mali. The rise in absolute occupancy rents
 is not real, being merely due to the abandonment
 of a low rental area. A large area has gone into
 sir, and the all-round rates will be the best guide.
 These indicate 1.10 as a fair rate, which will also quite
 suffice for the occupancy rents, and I propose 1.10,
 and would value the extensive sir, which is of very
 superior quality, at 1.55.

The village rate will be quite suitable in this mahal,
 provided that margins are left to the absolute
 occupancy rents. For sir as before.

The village rate of 1.10 will serve as a guide here, sir
 being valued at 1.25 as before.

26 389	Berdipar	Occupancy + Ordinary	45-55 135-90 181-90	49 0 0 156 8 0 121 8 0	1 1 3 1 2 5 0 10 8	47-75 26-34 184-90	49 0 0 27 0 0 181 0 0	1 0 5 1 0 5 0 15 8	-5 -11 +47	1.07 1.08 -95	1.00
		All-round	363-15	327 0 0	0 14 5	258-99	257 0 0	0 15 11	+10	-99	
		Occupancy + Ordinary	317-80	278 0 0	0 14 0	211-24	208 0 0	0 15 9	+12	-97	
27 390	Bhatidewari	Absolute Occupancy	75-95 167-65 111-20	53 4 0 117 12 0 108 0 0	0 11 3 0 11 3 0 15 6	48-20 168-78 99-14	48 0 0 96 4 0 127 0 0	0 15 11 0 14 2 1 4 6	+41 +26 +32	-76 -88 1-38	Ryoti 1.10 [Sanctd 1.20] Sir 1.25 [Sanctd 1.20]
		Ordinary									
		All-round	254-80	279 0 0	0 12 7	256-12	271 4 0	0 1 0 11	+34	1.02	
		Occupancy + Ordinary	228-85	2-5 12 0	0 12 11	207-92	223 4 0	1 1 3	+33	1.11	
		Malik-makbuza	117-20	74 4 0	0 10 2	184-70	95 4 0	0 11 4	+11	-70	
	Mahal I.	Absolute Occupancy	....	....	....	35-66 37-35 65-25	25 0 0 29 4 0 75 0 0	0 11 3 1 1 1 1 2 5	....	-54 -85 1-26	Ryoti 1.10 [Sanctd 1.00] Sir 1.25 [Sanctd 1.00]
		Ordinary									
		All-round	....	....	....	128-26	129 4 0	1 0 1	....	-92	
		Occupancy + Ordinary	....	....	....	92-60	101 4 0	1 2 1	....	1.10	
		Malik-makbuza	....	....	....	100-00	77 4 0	0 12 4	....	-18	
	Mahal II.	Absolute Occupancy	....	....	....	12-54 81-43 33-89	23 0 0 67 0 0 52 0 0	1 13 4 0 13 2 1 8 6	....	1-32 -90 1-60	Ryoti 1.10 [Sanctd 1.00] Sir 1.25 [Sanctd 1.20]
		Ordinary									
		All-round	....	....	....	127-86	142 0 0	1 1 9	....	1-14	
		Occupancy + Ordinary	....	....	....	115-32	119 0 0	1 0 7	....	1-11	
		Malik-makbuza	....	....	....	34-70	18 0 0	0 8 4	....	-77	

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil, Nagpur District—continued.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present average incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
28	Saongi ...	Absolute Occupancy	10.00	16 0 0	1 9 7	10.55	16 0 0	1 8 3	- 5	1.18	Ryoti 1.00. Sir 1.20	This is a fair-sized village north of Kodamendhi from which it is divided by the Sur river. There is some fair wheat land and good garden cultivation along the banks of the river, while to the north is poor soil and scrub. The proprietors are Kirars who bought the village from one of the Butis who failed to make the village profitable and sold it very cheaply. There are 25 tenants of whom 12 are local, and the rest chiefly from Kodamendhi. The chief castes are Malis 5, Telis, Kurbis and Kharis 3 each, and Brahmins 2. They are classed as A 1, B 3, C 17, and D 1. They are thus a good lot and only one tenant is in arrears owing Rs. 86. The occupancy-ordinary rates here afford the best means of comparison, and justify a rate of 1.05, but for the large class of occupancy tenants 1.00 will be fair. Sir land exceeds 100 acres in area, and I would value it at 1.20.
347		Ordinary ...	9.75	11 0 0	1 2 1	208.51	163 4 0	0 12 6	-31	.70		
		Occupancy ...	458.35	279 0 0	0 9 9	272.75	252 0 0	0 14 9	+51	1.23		
		All-round ...	478.10	305 0 0	0 10 3	491.81	431 4 0	0 14 0	+37	.96		
		Occupancy + Ordinary	468.40	290 0 0	0 9 11	481.25	415 4 0	0 13 10	+39	.95		
		Malik-makbuza ...	118.50	91 12 0	0 12 5	123.23	93 12 0	0 12 6	+ 1	1.01		
29	Kodamendhi ...	Absolute Occupancy	393.28	620 0 0	1 9 3	353.61	443 0 0	1 4 1	-21	1.07	1.10	This is a small town, on the Sur river, on the road from Tumsar to Ramtek, it lies north of Nandgaon, and about 6 miles from Tarsa station. The area on the north-eastern portion north of the Sur is of poor quality, with waste intermixed, and poor soil of but little depth. On the Nandgaon border to the south is morandii wheat land of but average quality. In the centre representing the area on both sides of the river is yellow soil very sandy, but producing excellent garden crops, sugarcane, plantains, &c. It is alluvial in character, but very little of it can actually be called kachar, while retail is 200 poor for it. It has been classed so far as could be by its quality, either as kachar, morandii, khardi or retari.
346		Ordinary ...	175.75	245 0 0	1 6 4	565.91	438 0 0	0 12 5	-34	.73		
		Occupancy ...	611.90	534 0 0	0 14 0	463.31	484 0 0	1 1 1	+22	1.36		
		All-round ...	1180.93	1399 0 0	1 5 11	1372.83	1365 0 0	0 15 11	-16	.99		
		Occupancy + Ordinary	787.65	779 0 0	0 15 10	1019.22	922 0 0	0 14 6	- 8	.97		
		Malik-makbuza	23.31	20 0 0	0 13 942		

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil—continued.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
Kirki Mahal I.		Absolute Occupancy	This mahal represents a 12 annas share of the village one or two ordinary holdings are paying very low rents here, otherwise there are no special features. I propose .85.
		Occupancy ...	...	...	...	...	...	...	...	...	...
		Ordinary ...	...	...	...	...	...	...	...	...	...
		All-round ...	...	...	...	...	...	...	...	...	...
		Occupancy + Ordinary ...	...	...	...	...	...	...	...	...	...
" Mahal II.		Malik-makbuza	This is a very small mahal, and the rate of .85 will do. The ordinary incidence is rendered high by the extent of waste in holdings.
		Absolute Occupancy ...	...	...	...	...	...	...	...	...	...
		Occupancy ...	...	...	...	...	...	...	...	...	...
		Ordinary ...	...	...	...	...	...	...	...	...	...
		All-round ...	...	...	...	...	...	...	...	...	...
Waigson		Occupancy + Ordinary	This small village lies to the south of Khirki, north and south is wheat-land of just average quality and in the centre is a belt of good rice-land mostly irrigable. The road from Tumbar to Ramtek passes through the village. The lands seem to support the cultivators in fair comfort to judge from the houses. The chief crops are wheat and rice, followed by linseed and juar. The proprietor is well off, Rati Ram Kirar, who is well spoken of as a landlord. There are 23 tenants, Kumbis 9, Kirars 4, Mahars 4, and Lars 3, classed as B 7, C 15, D 1, a good lot, who also cultivate land in other villages. The soil areas consisted of Rs. 5 due by the single Gond tenant. The rise in rents seems to have been very large, but the rental at last Settlement was nominal, and was low merely because holdings
		Absolute Occupancy ...	...	...	...	...	...	...	...	...	...
		Occupancy ...	...	...	...	...	...	...	...	...	...
		Ordinary ...	...	...	...	...	...	...	...	...	...
		All-round ...	...	...	...	...	...	...	...	...	...

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil—contd.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage in incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
36 430	Sirsohi ...	Absolute Occupancy ...	284.85	182 0 0	0 10 3	274.86	185 12 0	0 10 10	+ 6	.65	[Sanctd. .80]	This is a good average village on the north bank of the Sur, west of Pipalgaon. A large nala from the north has cut up the area in parts and it is not a perfectly flat village in any portion, but the bulk of the soil is morandii and wheat covers a large area, linseed and jua come next and there is a little rice. The proprietor is a Chitravasi of Bhandara who does not cultivate, and all the sir has been extinguished. There are 24 tenants of whom 22 reside. They include 14 Talis and 7 Kunbis and are classed as B 5, C 15, and D 4, a very fair lot indeed. Rental arrears last year amounted to Rs. 100 but this was unusual. The arrears were due by 6 tenants who had suffered losses from hail two years before and again in the dry seasons of 1891-92, so that there are 18 tenants not in arrears at all. Absolute occupancy tenants might be called upon to pay 1.00, but this would be high for the occupancy class. The incidence of their rental per acre has risen by only 16 per cent., and they would thus only justify .80. I would therefore propose the standard rate of .90, giving margins to occupancy tenants. This rate will be in accord with the all-round figures also.
		Occupancy ...	91.85	44 0 0	0 7 8	284.38	168 4 0	0 11 0	+ 50	.60		
		Ordinary ...	113.85	83 8 0	0 11 9	247.38	258 0 0	1 0 8	+ 42	1.02		
		All round ...	490.55	309 8 0	0 10 1	757.02	613 0 0	0 12 11	+ 28	.74		
		Occupancy + Ordinary ...	203.70	127 8 0	0 9 11	482.16	426 4 0	0 14 2	+ 43	.80		
37 432	Sirkund...	Absolute Occupancy	Ryoti Sir	This small strip of a village lies on the north bank of the Sur river just opposite Morgaon of Tarsa. On the north away from the river there is some fair morand soil, and a fairly large area of wheat, but along the strip of land is of very poor soil. The proprietors are a Brahman and the notorious Kamji Komti of Ramtek. The latter is a harsh landlord and a cunning money-lender, while the former is almost his brother. They are fond of compelling poor tenants to admit them into quasi-partnership whenever they see good crops, and freely seize produce. There are only 6 tenants, Talis 2, Kunbi 1, Mahbars 3, &c., all C class, and just average, but not at all strong. I would adopt .80 on the all-round figures and value the sir at 1.00. It is always cultivated in partnership with some poor tenant who is not unfrequently cheated over the transaction.
		Occupancy ...	180.30	106 0 0	0 9 5	81.83	45 0 0	0 8 10	.....	.50
		Ordinary ...	180.30	106 0 0	0 9 5	124.72	135 0 0	1 1 4	.....	1.00	
		All-round...	180.30	106 0 0	0 9 5	206.54	180 0 0	0 13 11	+ 48	.80		
		Occupancy + Ordinary ...	180.30	106 0 0	0 9 5	206.54	180 0 0	0 13 11	+ 48	.80		
		Malik-makbuza ...	.....	.....	.....	10.98	10 0 0	0 14 7	.....	.....

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil—continued.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage in incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
41 419	Tondli Khutli	Absolute Occupancy ... Ordinary ... All-round ... Occupancy + Ordinary ... Malik-makbuza ...	222.90 42.50 623.55 239.70 239.70 120.45	123 0 0 11 0 0 333 8 0 165 8 0 165 8 0 82 4 0	0 8 10 0 4 2 0 8 7 0 11 1 0 11 1 0 10 5	365.70 455.58 761.30 223.73 223.73 123.52	279 0 0 396 0 0 675 0 0 172 8 0 172 8 0 82 4 0	0 14 7 0 18 11 0 14 2 0 12 4 0 12 4 0 10 8	+ 250 + 62 + 68 + 11 + 11 + 2	..... ..... ..... ..... ..... .....	Ryoti & Sir -85	This is a small rith village north of Wakshwar and west of Tondli Buzurg. It has excellent morand if soil. About 90 per cent. is wheat land, and over 60 per cent. is under wheat. Proprietors are two Dangri widows in debt, and the tenants are also all Dangris of Indura. They are classed as A, B, C, D, E, and through a good deal in debt, are a strong quarrel some lot. There are no rental arrears. Rents have not risen much, and the occupancy figures justify -80. Cultivation within holdings has much increased however, and I would accept the all-round figures which justify -85. Sir is too small for a separate rate.
42 345	Bori	Absolute Occupancy ... Ordinary ... All-round ... Occupancy + Ordinary ... Malik-makbuza ...	222.90 42.50 623.55 888.95 668.05 ...	123 0 0 11 0 0 333 8 0 407 8 0 344 8 0	0 8 10 0 4 2 0 8 7 0 8 5 0 8 3	365.70 455.58 761.30 761.30 10.77 ...	279 0 0 396 0 0 675 0 0 675 0 0 5 0 0 ...	0 14 7 0 18 11 0 14 2 0 14 2 0 7 5 ...	+ 250 + 62 + 68 + 72 ..... .....	..... ..... ..... ..... ..... .....	Ryoti & Sir -80 -90	This is a good village east of Kodamendhi and north of the two Tondlis. Its lands are level and its soil principally good morand if with very fair crops. More than half the wheat area is cropped with wheat, the rest being the crop next in importance. The proprietors are Brahman money-lenders of Ramtek who follow the grain loan system, seize crops and then show rents in arrears. Almost all the tenants are indebted to the proprietor to a greater or less extent. He appears to have concealed rents at last Settlement, and has got rid of all the absolute occupancy tenants. The tenants number 22, and 15 are of Indura. There are Dangis 13, Kumbis and Kirars 3, kc., and are classed as B, C, D, E (4 of the D have holdings mortgaged to the malguzar). The malguzar's policy has been to get them into his debt. I much doubt the correctness of the rental at last Settlement, and would in any case accept -80 as a fair index of the present demand for land, and level up to -80. Sir covers over 125 acres and would value it at the standard rate of -90.

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil—continued.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
46	Kharaj...	Absolute occupancy	264.30	182 0 0	0 11 0	271.19	187 0 0	0 11 055	[Sanctd. .85]	This is a good village lying on the big nala from Tuman, which divides it from the large village of Beorala. South of the village site and between it and the nala there is fine fertile morandi soil and all the rest of the land is morandi of very fair quality and mostly of level surface. Wheat covers 59 per cent. of the cropped area. The village was burnt down last year, and the houses are not all regularly rebuilt, but such as are rebuilt are good. The proprietors are Banis of Ramtek. There are 19 tenants, of whom 4 come from Ramtek and 13 are local. They include 7 Telis, 5 Kunbis, and 3 Brahmins. They are classed as B 3 C13, and D 2, an average lot. The only arrears are due by a Brahmin who sub-lets his land at a profit and evades paying his own rent. Rents are moderate enough and the past rise has not been large. By the time the new rents come to be paid the people will have recovered from the effects of the fire, and price considerations may be given full weight to. The all-round, as well as the occupancy-cum-ordinary figures indicate the standard rate of .90 as fair, and if margins are left to absolute occupancy tenants this will be quite the most suitable rate for a village of this kind.
435		Occupancy	73.80	43 0 0	0 9 4	360.21	304 0 0	0 13 6	.....	.73
		Ordinary	376.15	263 8 0	0 11 2	101.30	81 0 0	0 12 10	+15	.63		
		All-round	714.25	488 8 0	0 10 11	732.70	572 0 0	0 12 6	+14	.65		
	Ijni	Occupancy + Ordinary	449.95	306 8 0	0 10 11	461.51	385 0 0	0 13 4	+22	.71	[Sanctd. .90]	A small village south of Indura on the Sur river. The river bounds it on the east and the nala from Tuman on the south, and the two meet at the south-east. There are strips of poor land both along river and nala, but the central block consists of fair morandi, wheat-land, with here and there some admixture of sand.
47		Occupancy	113.80	94 2 0	0 13 3	72.11	65 0 0	0 14 5	+ 9	.80		
433		Ordinary	1.10	.....	.....	85.93	57 0 0	0 10 7	.....	.57
		All-round	99.25	49 0 0	0 7 11	77.16	65 0 0	0 13 6	+71	.82		
	Ijni	Occupancy + Ordinary	214.15	143 2 0	0 10 8	135.20	187 0 0	0 12 9	+29	.72	[Sanctd. .90]	The village belongs to Raghunath Jagannath Lakhe, Brahman, and Honorary Magistrate of Ramtek. He cultivates half the lands and there are only seven tenants, Kallars, Telis and Dangis, of whom 5 are
		Occupancy	100.35	49 0 0	0 7 10	163.69	122 0 0	0 12 0	+53	.69		
		Ordinary	.....	.....	.....	.....	.....	.....	.....	.....
		All-round	.....	.....	.....	.....	.....	.....	.....	.....

local. They are classed as B 2, C 5, an average lot. Areas have shifted between tenures and the only effective comparison is of the all-round figures. These exactly indicate the standard rate of 90, which may very safely be adopted both for ryoti and sir lands. There are no rental arrears.

This is a small and poor rith village south of Khanda and Igi from which villages it is divided by the nala from Tuman. Most of the land is wheat-land mo-rand in and khadi, but it is of somewhat inferior quality and of uneven surface, and nearly 40 per cent. has been classed as "wahui", and "pather." The proprietors are a number of Kirars, the small mahal (No. 1) being owned by a Brahman of Ramtek. There are 12 tenants chiefly from Reorala and other villages, chiefly Kirars and Telis. They are classed as A, 1, B 2, C 6, and D 4, rather a poor lot with a poor style of cultivation. The village is in all respects below the average and Rs. 49 are in arrears though these are not of common occurrence. Some years ago the crops were destroyed by hail. I would merely accept the bare 50 per cent. enhancement which the all-round figures indicate or 65, and I would value the sir, which amounts to a third, at 8 or 10 below the standard rate in token of the poor character of the village.

This is the Brahman's mahal representing a 2 annas share of the village. I would value at the village rates of 65 for ryoti and 80 for sir.

There is nothing distinctive about this mahal and the same rates will prove very suitable.

As in Mahal II.

Wagholi...	Absolute Occupancy Occupancy Ordinary	19.60 102.65 338.70	6 0 0 39 0 0 142 2 0	0 4 11 0 6 0 0 6 9	13.16 319.88 39.52	6 0 0 177 4 0 28 0 0	0 7 5 0 8 11 0 11 4	+51 +49 +18	..... ..... .....	..... ..... .....	Ryoti .65 [Sanctd. .60] Sir .80 [Sanctd. .70]
" • • Mahal I...	Absolute Occupancy Occupancy Ordinary	..... ..... .....	..... ..... .....	..... ..... .....	43.02	29 0 0	0 10 9 ..... .....	..... ..... .....	..... ..... .....	..... ..... .....	Ryoti .65 [Sanctd. .60] Sir .80 [Sanctd. .70]
" Mahal II...	Absolute Occupancy Occupancy Ordinary	..... ..... .....	..... ..... .....	..... ..... .....	13.16 168.17 39.52	6 0 0 89 4 0 28 0 0	0 7 5 0 8 6 0 11 4	..... ..... .....	..... ..... .....	..... ..... .....	Ryoti .65 [Sanctd. .60] Sir .80 [Sanctd. .70]
" Mahal III...	Absolute Occupancy Occupancy Ordinary	..... ..... .....	..... ..... .....	..... ..... .....	..... 108.69	59 0 0	0 8 8 ..... .....	..... ..... .....	..... ..... .....	..... ..... .....	Ryoti .65 [Sanctd. .60] Sir .80 [Sanctd. .70]

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil—contd.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
49 501	Dharmapuri ...	Absolute Occupancy ...	137.75	77 12 0	0 9 0	39.00	27 8 0	0 11 3	+25	.68	[Sanctd. .65]	This is a small village east of Wagholi on the Tuman nala. It belongs to the same Brahman money-lender who owns Bori and Gharwar. The land is not how ever of very good quality, and, though wheat bearing, a great deal of it is kharidi, and the morand is to the south is rather poorish. There are 14 tenants, of whom 13 are local. They include 9 Tels and 4 D'obis, and are a fairly good lot classed as B 5, C 6, and D 3. The village site is also good, and there are no rental arrears. There is some good rice-land, and wheat and rice are the chief crops. As usual the proprietor has got rid of most of his absolute occupancy tenants, and has taken 100 acres of land into his cultivation. With so much shifting of land between all three tenures and conversion of ryoti land into sir, the only course is to follow the all-round figures which indicate .85 on the very strictest limit. I would, therefore, adopt the standard rate of .90, which the position of the village and its general circumstances warrant.
		Occupancy ...	121.25	55 0 0	0 7 3	217.67	179 1 0	0 13 2	+82	.76		
		Ordinary ...	213.65	151 9 7	0 11 5	161.22	80 8 0	0 14 2	+34	.82		
		All-round ...	471.65	281 5 7	0 9 8	357.89	296 1 0	0 13 3	+37	.77		
50 502	Mendha...	Occupancy + Ordinary...	333.40	206 9 7	0 9 11	318.89	268 9 0	0 13 6	+36	.78	[Sanctd. .90]	This small rith village lies to the east of Dharmapuri adjoining Morgaon of the Tarsa Khat group, on the Tuman nala, just before its junction with the Sur river. Away to the south there is fair morand in on the Nawargan border, but on the north the river is all kharidi, with a little rice land. There is a great deal of wheat, but the village is rather a poor one. Proprietor is as in Dharmapuri, and tenants number 14, of whom 12 are of Dharmapuri, and one each of Morgaon and Nawargan. There are 9 Tels, 2 D'obis, &c. About Rs. 24 in arrears of which 20 were paid at my visit. Rents are light, but the village is below average. The rise has been moderate, and .80 the rate supported by the occupancy-ordinary figures is the one which I would adopt. I would raise the sir at .90, the standard rate.
		Absolute Occupancy ...	128.05	63 0 0	0 7 10	83.59	45 7 0	0 8 8	+11	.47		
		Occupancy ...	67.95	27 0 0	0 6 4	84.29	48 0 0	0 9 1	+43	.68		
		Ordinary ...	79.80	39 8 0	0 7 11	51.77	38 0 0	0 11 1	+40	.80		
50 502	Mendha...	All-round...	275.80	129 8 0	0 7 6	222.65	131 7 0	0 9 5	+26	.61	[Sanctd. .90]	This small rith village lies to the east of Dharmapuri adjoining Morgaon of the Tarsa Khat group, on the Tuman nala, just before its junction with the Sur river. Away to the south there is fair morand in on the Nawargan border, but on the north the river is all kharidi, with a little rice land. There is a great deal of wheat, but the village is rather a poor one. Proprietor is as in Dharmapuri, and tenants number 14, of whom 12 are of Dharmapuri, and one each of Morgaon and Nawargan. There are 9 Tels, 2 D'obis, &c. About Rs. 24 in arrears of which 20 were paid at my visit. Rents are light, but the village is below average. The rise has been moderate, and .80 the rate supported by the occupancy-ordinary figures is the one which I would adopt. I would raise the sir at .90, the standard rate.
		Occupancy + Ordinary...	147.75	66 8 0	0 7 2	139.06	86 0 0	0 9 11	+38	.73		
		Malik-makbuza ...	60.45	28 0 0	0 7 5	56.53	26 0 0	0 10 2	+37	.49		

[illegible]

STATEMENT C.—Kodameyadhi Group of the Ramtek Tahsil—*contd.*

Serial No. of mahal.	Name of village.	Class of tenants.	At Test Settlement.			At present.			Increase of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
			Acres.	Rs. a. p.	Rs. a. p.	Acres.	Rs. a. p.	Rs. a. p.				
		Absolute Occupancy ...	587.40	370 0 0	0 7 7	201.48	188 8 0	0 9 2	+21	.68		
		Occupancy ...	314.05	127 4 0	0 6 6	239.10	301 10 6	0 9 8	+20	.73		
		Ordinary ...	202.25	128 8 0	0 6 11	465.81	315 8 0	6 10 10	+57	.80		
		All-round ...	1394.10	623 12 0	0 7 2	1097.39	686 10 6	0 10 0	+40	.75	Ryoti .90 [Sanctd .80] Sir .90 [Sanctd .95]	
		Occupancy + Ordinary ...	606.30	253 12 0	0 6 8	804.91	520 2 0	0 10 4	+55	.77		
		Malik-makbuza ...	117.95	79 0 0	0 10 9	112.77	87 2 6	0 12 4	+15	.82		
54	Virsi ...											

pany rents to some extent. Rents though light have risen a good deal and tenants are poor, so that as 75 to 80 would represent the fair price enhancement, there is no ground for levelling up also and -80 is the rate I propose. But the proprietors land I would value at the standard rate of .90.

This large village is situated about 2 miles from the Tarsa Railway Station. It is the principal village of Bhao Patel's estate. On the north there is fair morand with wheat in the centre, along the higher level on which the railway runs, there is an area of sandy khardi and bardi. There is a splendid tank here, and some excellent rice land. A second tank is under construction, and there is some splendid jilhan rice land. South of this block of rice land is wheat land again but average morand is and khardigahari. There is a large area under wheat 545 acres, 193 under rice, 153 jhari and 112 linseed. Bhao Patel is an oppressive landlord, and a bully who bullies the weaker tenants, and his dealings have been characterized even by civil courts as grasping and illegal. There are only 24 tenants of whom Kharas number 13, Kunbis 6, and Mahars 4 classed as B6, C11, and D7, an average lot. D class tenants are deeply involved, but B and C are good. Rents are on the whole not high, and there are usually no arrears, but this last year about Rs. 98 remained due by 5 tenants. They were stated to be realizable. Judging by his attempts to conceal even now. I think there is good ground for thinking that the rents at last Settlement were concealed. He has seized a great deal of land himself and now cultivates 133 acres. I would certainly adopt .90 the standard rate here both for ryoti and sir. Though absolute arithmetic does not justify more than .80 or .85, with the extreme lowness of rents at Settlement and the circumstances of the village now, a rate of .90 can do nobody any harm.

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil—contd.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
58 520	Bhokara	Absolute Occupancy	217-30	108 0 0	0 7 11	209-28	118 0 0	0 9 0	+ 14	.49	Ryoti Sir	within holdings has increased by 29 per cent. and the real rise of all-round is thus 48 per cent. on the cultivated acre. This justifies a rate of 80 per cent. which will be adequate in a village which is rather below the average. The same rate will suffice for the str.
		Occupancy	271-60	132 12 0	0 7 10	434-50	232 4 0	0 8 7	+ 10	.56		
		Ordinary	176-40	109 0 0	0 9 11	43-79	51 0 0	1 2 8	+ 88	1-16		
		All-round	665-30	349 12 0	0 8 5	687-57	401 4 0	0 9 4	+ 11	.58		
		Occupancy+Ordinary	448-10	241 12 0	0 8 8	478-29	283 4 0	0 9 6	+ 10	.62		
59 525	Wangepur	Absolute Occupancy	188-35	64 0 0	0 5 5	182-42	110 0 0	0 9 9	+ 80	.81	.80	This is a poor rith village east of Mangli and owned by the Tel proprietors of Mangli. It is much neglected, and the cultivation is of a very poor order. The cultivators do not spend any trouble on their lands which are much cut up and contain a great deal of fallow and waste. Two naals have cut up the area flowing in a southerly direction. There are 18 tenants, 6 from Dhaula, 4 Bhokara, 5 Mangli and 3 Pipri. The chief castes are Telis 7 and Kunbis 4. They are classed as C13, D2, and are not a very good lot, but only Rs. 14 are in arrears, and the lands are capable of improvement with better cultivation. Some land has fallen out of occupation, but the area cultivated in holdings is much larger, and has increased by 33 per cent. The true rise in the rent-rate has thus been 54 per cent. only and justifies the adoption of the present incidence or .80 as a suitable rate.
		Occupancy	321-75	63 4 0	0 3 2	256-99	18 8 0	0 11 4	+ 258	.82		
		All-round	510-10	127 4 0	0 4 0	437-41	292 8 0	0 10 8	+ 167	.83		
		Occupancy+Ordinary	510-10	127 4 0	0 4 0	437-41	292 8 0	0 10 8	+ 167	.83		

STATEMENT C.—Kodameadhi Group of the Ramtek Tahsil—contd.

Serial No. of mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
6	Ashti ...	Absolute Occupancy	281.90	179 8 0	Rs. a. p.	118.15	83 8 0	Rs. a. p.	+11	.72	Ryoti 1.00 Sir	This is a good-sized village south of Dholmarn and traversed by the same mals. Its lands are of the somewhat light coloured soil of this part of the group, and its surface is not very level, but nearly all the soil is mound ff, which contains an admixture of sand. There is a great deal of fallow and waste in holdings. There is, however, a large wheat area. Altogether it is a poorish village, and suffers from a deficiency of water. The proprietors now are Kirars who have partitioned the village. There are 27 tenants, of whom Lars number 16, and Telis 5, &c. They are classed as B2, C24, and D1, but the C are rather below standard; only one holding is, however, mortgaged. Last year Rs. 230 were in arrears, but two tenants were res- ponsible for Rs. 180 of these. The village is decided- ly below the average of the tract, and I would merely accept the all-round incidence and propose 80, which suits all tenants except the small absolute occupancy class. I would value the sir at 1.00 as indicated by the ordinary incidence.
		Occupancy ...	267.95	140 8 0	0 10 2	335.54	231 1 0	0 11 4	+31	.64		
		Ordinary	220.85	121 0 0	0 8 5	383.70	359 0 0	0 15 0	+75	1.00		
		All-round ...	776.70	441 0 0	0 9 1	837.39	673 9 0	0 12 10	+41	.81		
		Occupancy+Ordinary	494.8	261 8 0	0 8 6	719.24	590 1 0	0 13 2	+55	.82		
6	" Mahal I ...	Malik-makbuza ...	99.00	54 0 0	0 8 8	96.41	54 1 0	0 9 0	+3	.52	Ryoti 1.00 Sir	This mahal represents half the village, as regards assets, but is much the larger in area, and there is scope for enhancement here. The village rate of .80 will be quite suitable. I propose .80 and 1.00 for sir.
		Absolute Occupancy	...	...	...	22.51	13 5 6	0 9 6	.....	.52
		Occupancy ...	...	...	...	209.81	143 9 0	0 10 11	.....	.64
		Ordinary	...	...	...	197.25	182 12 0	0 14 10	.....	1.27
		All-round ...	...	...	...	429.57	339 10 6	0 12 8	.....	.85
6	" Mahal II...	Occupancy+Ordinary	407.06	326 5 0	0 12 1088	Ryoti 1.00 Sir	This mahal is much smaller than Mahal I, and the equal- ity in assets cannot be longer maintained. As there is not the same scope for increase here, I would, of course, maintain the same rate of .80 and 1.00 for sir. The ordinary incidence would not be so high if people would only cultivate their holdings better.
		Malik-makbuza ...	...	...	...	94.87	51 9 0	0 8 8	.....	.50
		Absolute Occupancy	...	...	...	95.64	70 2 6	0 11 9	.....	.77
		Occupancy ...	...	...	...	125.73	87 8 0	0 11 2	.....	.65
		Ordinary	...	...	...	186.45	176 4 0	0 15 1	.....	1.53
6	" Mahal II...	All-round	407.82	333 14 6	0 13 198	Ryoti 1.00 Sir	
		Occupancy+Ordinary	...	...	...	312.18	263 12 0	0 13 2	.....	1.06
		Malik-makbuza ...	...	...	...	1.54	2 8 0	1 10 0	.....	1.67

STATEMENT C.—Kodamendhi Group of the Rantek Tahsil—*contd.*

Serial No. of Mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
66 515	Dahegaon	Absolute occupancy	688.75	397 8 0	0 9 3	514.53	341 6 0	0 10 7	+ 14	.81	Ryot 1.03 Sir 1.20	This is a large village east of Dhanla, situated on rather high-lying land overlooking the big mala from Dholmura and Ashti. There are a few good fields including the sir to the south of the village, but the bulk of the soil is kharidi gohari. The village belongs to the Dhanla proprietors. There is a very large area of wheat; over 20 per cent. of the wheat-land is under that crop. There is also some good double-cropped rice land. But on the whole the village is only an average one. There are 48 tenants of whom 40 are Telis. They are classed as B 2, C 3, D 7, not a bad lot, in so far as comparatively few are deeply involved. Ordinary rents are high and the rest moderate; Rs 68-0 were in arrears last year and Rs. 75 the year before. Taking into consideration the past rise of occupancy rents, the rate suited to them would be 1.00, but as absolute occupancy tenants are too large a class to be overlooked, I would take 1.05. Higher than this I would not care to go. But I would value the sir at 1.20 or the rate which absolute occupancy figures would justify on full price grounds, and which is of course moderate by the side of ordinary rents.
		Occupancy	393.35	255 13 0	0 10 5	705.93	571 6 0	0 13 11	+ 24	.91		
		Ordinary	557.75	113 3 0	0 7 0	108.12	211 0 0	1 4 1	+ 186	1.97		
		All-round	1339.85	766 8 0	0 9 2	1388.57	1113 12 0	0 12 11	+ 41	.98		
67 512	Chikbhi	Occupancy + ordinary	651.20	349 0 0	0 9 1	574.05	783 6 0	0 14 5	+ 59	1.08	Ryot & Sir 1.10	This is rather a large village north of Kharbi. It contains a great deal of wheat-land of rather poor quality, but there is some good double-cropped rice land north of the village. Out of 850 acres, 750 are classed as kharidi gohari. I am inclined to think that I have been too liberal, yet this land would have been inferior more and it. As it has all been classed as kharidi gohari, a somewhat higher rate for the village than its circumstances might at first sight warrant may be adopted. Wheat is the chief crop and juar, linseed and rice come next. The proprietors are the same Kharis who own Charbha. The tenants number 28 of whom 26 are Telis. They are classed as A 3, B 0, C 22, D 3, a good lot without much heavy debt, and their houses indicate a fairly good standard of comfort. Arrears are also trifling. Occupancy rents have risen by 25 per cent. over the occupancy <i>qua</i> -ordinary of last Settlement and justify 90. This, however, would pass our absolute occupancy rents altogether. As, however, absolute occupancy tenants nearly all hold land in occupancy right also, a
		Absolute occupancy	272.62	192 0 0	0 11 3	234.01	169 0 0	0 12 0	+ 7	.96		
		Occupancy	269.25	127 0 0	0 7 7	573.23	368 0 0	0 10 3	+ 35	.75		
		Ordinary	484.70	258 0 0	0 8 6	223.54	214 0 0	0 15 4	+ 80	1.33		
67 512	Chikbhi	All-round	1926.67	577 0 0	0 9 0	1011.38	751 0 0	0 11 9	+ 31	.91	Ryot & Sir 1.10	This is rather a large village north of Kharbi. It contains a great deal of wheat-land of rather poor quality, but there is some good double-cropped rice land north of the village. Out of 850 acres, 750 are classed as kharidi gohari. I am inclined to think that I have been too liberal, yet this land would have been inferior more and it. As it has all been classed as kharidi gohari, a somewhat higher rate for the village than its circumstances might at first sight warrant may be adopted. Wheat is the chief crop and juar, linseed and rice come next. The proprietors are the same Kharis who own Charbha. The tenants number 28 of whom 26 are Telis. They are classed as A 3, B 0, C 22, D 3, a good lot without much heavy debt, and their houses indicate a fairly good standard of comfort. Arrears are also trifling. Occupancy rents have risen by 25 per cent. over the occupancy <i>qua</i> -ordinary of last Settlement and justify 90. This, however, would pass our absolute occupancy rents altogether. As, however, absolute occupancy tenants nearly all hold land in occupancy right also, a
		Occupancy + ordinary	754.05	385 0 0	0 8 2	796.77	582 0 0	0 11 8	+ 43	.90		
		Malik-makbuza	.....	.....	.....	10.94	8 0 0	0 11 9	.....	1.08
		All-round	.....	.....	.....	.....	.....	.....	.....	.....

STATEMENT C.—Kodamendhi Group of the Ramtek Tahsil—*contd.*

Serial No. of Mahal.	Name of village.	Class of tenants.	At last Settlement.			At present.			Increase per cent. of present acreage incidence over that of last Settlement.	Incidence per soil unit.	Unit rate proposed and sanctioned.	Reasons for rate.
			Area.	Rent.	Incidence per acre.	Area.	Rent.	Incidence per acre.				
1	2	3	4	5	6	7	8	9	10	11	12	13
Bhamewara, Mahal I...		Absolute occupancy	45.43	42 0 0	Rs. a. p.68	.85	The village rate of .85 will be suitable here, giving some levelling up of low rents. This mahal contains all the best soil
		Ordinary ...	...	...	...	40.04	49 0 0	0 14 10	...	1.02
		All-round ...	...	...	...	43.72	48 8 0	1 3 7	...	.79
		Occupancy + ordinary ...	...	...	...	132.19	131 8 0	1 0 11	...	.81
			...	...	...	86.76	97 8 0	1 2 0	...	.89
Bhamewara, Mahal II...		Absolute occupancy85	This mahal contains poorer land and rents are higher the village rate of .85 will prove suitable.
		Ordinary ...	...	...	...	31.69	29 0 0	0 14 8	...	.73
		All-round ...	...	...	...	37.56	47 8 0	2 4 3	...	1.01
		Occupancy + ordinary ...	...	...	...	69.15	76 8 0	1 1 8	...	.83
		Malik-makbuza ...	...	...	...	69.15	76 8 0	1 1 8	...	.88
GRAND TOTAL...		Absolute occupancy ...	14954.52	10,623 12 0	0 11 4	12040.15	8,858 15 0	0 11 9	+ 4	.69	.90	Standard rate.
		Ordinary ...	11964.25	7,051 7 0	0 9 5	21856.90	18,912 4 6	0 12 2	+ 30	.72		
		All-round ...	26918.77	17,675 5 7	0 8 11	12376.18	12,255 10 11	0 15 10	+ 78	1.00		
		Occupancy + ordinary ...	50382.89	30,730 8 7	0 9 9	49273.23	40,026 14 5	0 12 11	+ 32	.78		
		Malik-makbuza ...	35428.37	20,106 12 7	0 9 1	37233.08	31,167 15 5	0 13 5	+ 48	.81		
			2718.53	1,569 12 0	0 9 4	3713.32	2,530 0 4	0 10 1	+ 17	.68		

Nagpur, dated the 20th September, 1893.

R. H. CRADDOCK,
Settlement Officer,
Nagpur District.

*Extract from the Proceedings of the Officiating Chief Commissioner, Central Provinces, in the Revenue Department,—No. 5468,
dated Nagpur, the 22nd November 1893.*

READ—

Report by the Settlement Officer, Nagpur, submitting proposals for the fixation of a standard unit-rate and for the determination of unit-rates for each mahal in the Kodamendhi Group of the Ramtek tahsil in the Nagpur district.

READ ALSO—

Remarks by the Settlement Commissioner, embodied in his Memorandum No. C-366, dated the 26th September 1893.

RESOLUTION.

The tract to which these proposals refer is on the whole a fertile one, and communications are exceptionally good.

The great majority of the proprietors are well-to-do, while the tenants are described neither above nor below the average of the tahsil.

2. The cultivated area has increased by 9 per cent., and assots, chiefly in consequence of a 32 per cent. rise in the all-round rent-rate, have increased by 36 per cent.

The Revenue fixed at last Settlement absorbed 74 per cent. of the then assets, and a revenue increment of 28 to 30 per cent. could be obtained without recourse to rent enhancement.

3. The incidences of the rental of various classes of tenants range between .69 and 1.00, and a standard rate of .90 is proposed. This appears to the Officiating Chief Commissioner to be suitable. It affords scope for enhancing absolute occupancy and occupancy tenants' rents by 30 and 25 per cent. respectively, while it will merely level up the rents of ordinary tenants.

4. In fixing his mahal rates, however, Mr. Craddock has provided in several villages for a higher enhancement than the special circumstances of the several cases seem to the Officiating Chief Commissioner to justify. The following changes in his rates have, on this account, been found necessary :—

No. and Name of Mahal.	Sanctioned rates		Remarks.
	For ryoti.	For sir.	
3 Bori ...	As proposed.		Care should be taken in enhancing ordinary rents.
4 Mhasla ...	1.05	1.05	
5 Khandala Bhursi ...	.75	.95	
6 Dewhara ...	.75	.80	
8 Kachurwahi ...	As proposed.		Margins should be left for absolute occupancy and occupancy tenants.

No. and Name of Mahal.			Sanctioned rates		Remarks.
			For ryoti.	For sir.	
9	Waregaon	...	As proposed.		Settlement Officer should be considerate in the enhancement of absolute occupancy tenants.
11	Khorgaon	...	.75	1.05	
12	Dudhala	...	.65	.90	
13	Barsi	...	.75	.75	
14	Khaperkhera	...	.65	.80	The Settlement Officer should be very cautious in adjusting occupancy tenants' rents so as to avoid undue enhancement.
16	Pardi Khurd	...	.90	.90	
17	Pardi Buzurg	...	.85	1.00	
18	Tuman	...	.90	1.10	
19	Tarori	...	As proposed.		Margins should be left for occupancy tenants.
21	Nandgaon	...	As proposed.		Absolute occupancy tenants' area should be specially treated.
22	Kargaon	...	.75	.75	
23	Aroli	...	1.10	1.10	With margins for absolute occupancy tenants.
24	Chaukhala, Mahal I.	...	As proposed.		Large margins should be allowed for absolute occupancy tenants.
„	Do., do. II.	...			
27	Bhandewari, Mahal I.	...	1.00	1.20	With margins for absolute occupancy tenants in Mahal I.
„	Do., do. II.	...			
28	Saongi	...	As proposed.		Margins should be allowed for occupancy tenants.
29	Kodamendhi	...	As proposed.		With large margins for occupancy tenants.
30	Wagbori	...	.65	.85	
31	Dhanoli	...	.70	.70.	With margins for absolute occupancy tenants and to individuals wherever necessary.
32	Khirki	...	As proposed.		With special treatment of small absolute occupancy tenant area.
33	Waigaon	...	.80	.95	
34	Murmari	...	.75	.85	Margins to be left for absolute occupancy and occupancy tenants where adjustment is not possible.
35	Pipalgaon	...	.80	1.00	With large margins for occupancy tenants.
36	Sirsoli	...	.80	.80	
37	Sirkund	...	As proposed.		With large margins for occupancy tenants.

No. and Name of Mahal.	Sanctioned rates		Remarks.
	For ryoti.	For sir.	
38 Wakeshwar ...	As proposed.		With margins for absolute occupancy tenants.
39 Sukli ...	·85	·85	
40 Tondli Buzurg ...	As proposed.		With special treatment of absolute occupancy tenant area.
41 Tondli Khurd ...	As proposed.		With large margins for occupancy tenants.
43 Ghewari ...	As proposed.		With margins for absolute occupancy tenants.
45 Indori ...	As proposed.		With liberal margins for protected tenants.
46 Kharda ...	·85	·85	With margins for absolute occupancy tenants.
47 Igni ...	·85	·90	With margins for occupancy tenants.
48 Wagholi ...	·80	·70	
49 Dharmapuri ...	·85	·85	
50 Mendha ...	·75	90	With margins for absolute occupancy tenants.
51 Nawargaon ...	·80	·90	
52 Reorala ...	·95	1·25	With good margins for occupancy tenants.
53 Rajoli ...	·70	·80	
54 Virsi ...	·80	·95	
55 Dhani ...	·85	·85	
56 Mangli ...	·55	·70	
58 Bhokara ...	As proposed.		With margins for absolute occupancy tenants.
62 Dholwara ...	70	·70	
64 Pipri ...	As proposed.		Absolute occupancy tenant area to be specially treated.
65 Dhandla ...	·75	·90	
68 Chicholi ...	·85	1·10	With special treatment of small absolute occupancy tenant area.

[True Extract.]

H. H. PRIEST,

Secretary to the Chief Commissioner,

Revenue Department.

2021

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No. 5469.

Dated Nagpur, the 22nd November 1893.

Copy forwarded to the Commissioner of Settlements and Agriculture, Central Provinces, for information, and communication to the Settlement Officer, Nagpur.

The Bent-rate Report and its annexures are herewith returned.

H. H. PRIEST,

*Secretary to the Chief Commissioner,
Revenue Department.*



ASSESSMENT REPORT FOR THE KODAMENDHI GROUP
(No. II.) OF THE RAMTEK TAHSIL.

The report on this group is submitted now, as though it is numbered as the second group in the Tahsil, it has been first assessed, owing to the rate proposals having been first sanctioned for it. It represents the first portion of the Ramtek group to be re-assessed.

I have nothing to add to the description of the group given in the Rent-Rate Report.

The rent rate of the group had risen, it will be remembered, by 32 per cent. during the currency of the Settlement now expiring. The unit incidence of the ryoti rents was 0.78, and a standard was proposed of 0.90 which was sanctioned.

The village rates proposed were, however, lowered by the Chief Commissioner in the case of 30 villages, i.e., in 9 cases by 0.10, in 21 cases by .05.

The effect of the orders was to lower the average of the proposed by 3 per cent., bringing it down to 0.85 against the standard rate of 0.90; and in 28 cases margins were enjoyed for one or both of the protected classes.

I have now to report in what way these orders have been given effect to.

(i) Malikmakbuza lands.

Malikmakbuza lands. (2) The figures next given show the proposed enhancement of malikmakbuza cultivators.

	Payments.			Rate per acre.		
	Rs.	a.	p.	Rs.	a.	p.
At present	2,607	0	4	0	11	2
As proposed...	3,386	0	0	0	14	6
Compare deduced	3,724	4	0	.....	

The margins left to the class are thus 10 per cent. off the deduced, while their rovenue is enhanced by 30 per cent.

In the course of proposing their payments I have had occasion to knock off Rs. 56-7-0 from present payments of Rs. 220-7-6.

(3) The area of escheated plots, which are included for convenience sake, in the malikmakbuza figures, is 529.30 acres now to be assessed at Rs. 575. The holders will be considered to be Government ryots in non-ryotwari villages. The largest individual reductions occur in the cases of these escheated plots which have been in several instances let through the Tahsil at competition rates.

Escheated plots. In the village of Wakeshwar there are 13 such escheated holdings with an area of 304.20 acres and a proposed assessment of Rs. 383.

On the whole a substantial enhancement is imposed on Malikmakbuzas, but they are left with a large margin off the deduced rentals.

(ii) Ryoti lands.

Ryoti rent proposals. (4) The proposals regarding the three classes of ryots are set out in the usual tabular form; the necessary comments and explanations follow the tabular figures :—

TABLE A—showing the present and proposed payments of each class of ryots with the amounts deducted at the sanctioned rates.

Class of cultivator.	Present rental.	Proposed rental.	Compare rental deducted at sanctioned rates.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Absolute occupancy	8,842 15 0	10,903 0 0	11,375 13 0
Occupancy	18,874 4 6	22,043 6 0	22,031 7 0
Ordinary	12,255 10 11	12,739 2 0	10,569 4 0
All-round	39,972 14 5	45,685 8 0	43,976 8 0

TABLE B—showing the incidence in rupees per acre and in annas per soil unit of the present and proposed payments, together with the percentage rise in the acreage rate of the proposed rents over the acreage rates of the rents at present and at last settlement, respectively.

Class of Ryot.	Present payments.		Proposed payments.		Rise in rate percent of proposed over.	
	Rate per acre.	Rate per soil unit.	Rate per acre.	Rate per soil unit.	Present rates.	Last settlement rates.
	Rs. a. p.	Annas.	Rs. a. p.	Annas.		
Absolute occupancy	0 11 9	0.69	0 14 6	0.85	+ 23	+ 28
Occupancy	0 12 1	0.72	0 14 3	0.84	+ 17	+ 51
Ordinary	0 15 10	1.00	1 0 6	1.04	+ 4	+ 88
All-round	0 12 11	0.78	0 14 10	0.89	+ 14	+ 52
Occupancy-cum-ordinary	0 13 5	0.81	0 14 11	0.90	+ 11	+ 64

(5) Each class is separately considered, and absolute occupancy rents being regarded it will be seen that the margin left the class is about 4 per cent., the enhancement being so moderate as 23 per cent. while the incidence on the soil unit will be 0.85 only as against the stand ard of 0.90.

The proposed rents had been framed in several instances so as to admit of some enhancement of absolute occupancy rents, where the rate "prima facie " suitable for occupancy tenants would let them off what seemed to me too lightly

In such cases the lowering of the rates has of necessity resulted in but a small enhance- ment of absolute occupancy rents.

The total sum knocked off absolute occupancy rents by way of adjustment or to grant relief where the rent was too high, aggregates Rs. 183 5-5 over the group. This amounts to only 2 per cent. on the total payments of the class, but to 21 per cent. on the present payments of the holdings to which relief is given. The villages in which absolute occupancy rent reduction shows the largest sums are :—

Khandala (25)	Rs. 38
Kodamendhi (29)	19
Karigaon (22)	17

Those refer to garden-land of which rents had been forced up in Mahratta days.

(6) In the case of occupancy tenants, the proposed rents are about equal to the deduced, the margin given in certain villages being obscured by the cases in which, owing, to maintenance of present rents, the proposed rental exceeds that deduced.

Occupancy rents. The proposed enhancement is, however, only 17 per cent., and the incidence per soil unit only 0·84 or considerably below the standard rate of the group.

Reductions and adjustments in the case of this class amount to Rs. 370-6-2, falling at 2 per cent. of the total present payments of the class, and 18 per cent. on the payments at present of the holdings relieved.

Rupees 50 in Reorala is the largest sum reduced on this class in any single village, and the bulk of the total is accounted for by adjustments between holdings of the same tenant.

(7) Ordinary rents are not interfered with much, being enhanced by 4 per cent.

The incidence of their proposed payments will be 1·04, which, though considerably above the moderate standard of the group, is not at all high, and is merely equal to the rate which absolute occupancy rents justified, had they been enhanced up to full 50 per cent.

Reductions proposed in the case of this class amount to Rs. 480-8-6, being 4 per cent. on the total payments of the class and 26 per cent. on the present rents to which they relate.

Some unconscionable rents of Bhao Patel in Reorala are reduced from Rs. 69 to Rs. 22 (see Village Note), and in the high-paying village of Indura a sum of Rs. 35 will be reduced.

But for the most part the reductions are balanced by other lands held by the tenants or relate to isolated cases where rents were so excessive as to need interference.

No wholesale reduction is proposed in any village.

The rise in rate of 88 per cent. seems a good deal, but for one thing prices have more than doubled, while it is pretty certain that ordinary rents were understated at last Settlement by some of the Kirar malguzars.

(8) Viewed as a whole, rents will be per acre 52 per cent. higher than at last Settlement, the rise being, of course, subject to a small deduction on account of the under-statement of ordinary rents just referred to.

And their incidence on the soil unit will be only 0·89, or just below the standard.

With prices doubled and a considerable increase of cultivation within holdings, the proposed payments are very moderate and their collection need give no cause for anxiety.

The comparison between the rental pressure of the various parts of the tahsil which is set out at length in the rent-rate report of the Parseoni group shows that even this proposed rental is very far below the highest rental compatible with the well-being of the tract.

(9) I now turn to the valuation of the home-farm lands:—

The valuation deduced at sanctioned rates is Rs. 11,019-5-0. The valuation adopted is Rs. 10,880-8-0.

In a few cases, notably Dhandla, I have added on something to the valuation on account of large areas of culturable fallow kept in the home-farm, while in several villages substantial drawbacks are given in recognition of improvements made by the proprietors.

The most noteworthy of these occur in Khandala (No. 5), Nandgaon and Bhendala, and they are duly referred to in the notes of the villages where they occur.

The incidence per acre of the valuation adopted falls at Rs. 1-1-8 only, as against Rs. 1-0-6, the rate of ordinary rents on far inferior land.

About 1,250 acres have been sublet for Rs. 1,833 or at Rs. 1-8-2 per acre, and the real rents of sir are higher than this, for in Bhao Patel villages they are concealed and the sub-tenants well tutored.

There can be no doubt about the sir valuation being most moderate, where so much of the home-farm consists of picked land near the village-site, the best irrigated rice-land of the finest wheat fields.

The area of the home-farm amounts to 15 per cent. of the occupied area, its valuation amounts to barely 18 per cent. of the assets derived from the occupied area.

(10) The service lands are as usual of little importance, and their valuation falling at Re. 0-14-4 calls for but little remark.

In a group where extremes of soil are not found, the service lands are much on a par with average ryoti land, and the practice of giving a few rice buds to the service tenant indeed raises its value above the average in some villages.

(11) The siwai income of the group is trifling; it is composed as follows:—

Source.	Approximate actuals of year.	Average assumed.	Percentage of actuals.
	Rs. a. p.	Rs. a. p.	
Mohwa and mangoes	335 0 0	253 0 0	76
Tank Fishery	65 0 0	60 0 0	92
Tiles and miscellaneous	41 0 0	27 0 0	66
Total ...	439 0 0	340 0 0	78

Tanks yield a fairly constant income; in the other cases margins are left.

The siwai income entered at last Settlement was Rs. 177 or a little over half of that now estimated.

There is no tree forest or grass reserve in the group.

(12) Each head of income being separately discussed, the total assets of the group as returned at last Settlement, and as now revised according to my proposals, are exhibited in the table given next.

Source.	At last Settlement.	As now revised.
	Rs. a. p.	Rs. a. p.
Cash rental	32,300 4 7	49,071 8 0
Valuation of home-farm and service land	5,300 5 4	11,582 4 0
Siwai income	177 0 0	340 0 0
Total ...	37,777 9 11	60,993 12 0

The increase in assets is thus Rs. 23,216-2-1 or 61 per cent., the increase being principally due to the 52 per cent. rise in rent rate, the addition of 1,000 acres to the rent-paying area, the fair re-valuation of home-farm and the resumption of revenue-free grants.

(13) At last Settlement the revenue fixed was Rs. 27,180, which fell at 72 per cent. on the assets of that time.

The changes in revenue detailed in the first table of the General Assessment Statement show that there has been a net addition to the revenue of Rs. 748-4-6 or nearly 3 per cent., making the full demand of to-day Rs. 27,928-4-6 or 74 per cent. of the assets of that day.

The revenue which I now propose is Rs. 37,475, being 61 per cent. of the total revised assets, and absorbing 89 per cent. of malikmakbuza revenue and 60 per cent. of the malguzari assets proper.

(14) An analysis of the revenue proposals in the several villages of the group will show that they required varied treatment, according to the assessment at last Settlement, the increase in assets and cultivation, the effect of the assessment on the income of the proprietors and the condition of the proprietors.

The varied nature of the proposed assessments can at once be seen from the table given below :—

Percentage of proposed revenue.	No. of villages.		
65	10	Maximum.	10
63	7	} Over 60	15
62	7		
61	1	} 55 to 60	12
60	12		
59	1	} Over and under 55 60	17
58	4		
57	3		
56	9	} 50 to 55	14
55	5		
54	2		
53	1	} Below 50	1
52	2		
50	4		
47	1		
Total...	69		69

The reasons for the fraction taken, so far as reasons can be given for a precise percentage will be found in the village assessment notes, and it is unnecessary to say more here than that with the exception of Dhandla, where the village is very large and the balance liberal the maximum of 65 per cent. is only taken in cases where the proprietors gain by the re-settlement, and the assessment below 50 per cent. is only proposed in the case of the small rith village, the sole estate of its proprietor, of which the revenue is enhanced by 63 per cent.

(15) The effect on the income of the proprietors of the proposed assessment is not at all alarming, for Rs. 6,491-9-3 will be added to cash rents by the proposals and Rs. 9,546-11-6 to revenue, so that the proposed re-settlement will take only Rs. 3,055-2-3 out of the pockets of a well-to-do body of men who cultivate nearly 10,000 acres of land.

Their balance will be Rs. 11,936-8-0 cash and profits of 9,858 acres of land.

At last Settlement they had left them Rs. 5,297 cash and profits of 8,253 acres of land.

They will have thus more cash and more land than they had left them then.

When the land is calculated in each case in its rental value, then the great increase in their balances will at once become manifest.

Their proprietary balances thus expressed then and as now revised compare as follows :—

				Balance expressed in cash.		
				Rs.	a.	p.
At last Settlement	...	...	...	10,597	0	0
As now proposed	...	...	..	23,513	0	0

This is the natural result of lowering the fraction from 74 per cent. to 61 per cent. for while the assets have increased by 61 per cent. the proposed enhancement of revenue is only 34 per cent.

Government, however, will obtain a substantial revenue increment from this group, and the malguzars even, who are most enhanced, have very substantial balances left them.

The proprietary body of the group comprises only 124 persons, and if they and their families cannot support themselves on 9,880 acres of land, not to mention the cash balance left them, their expenditure must, indeed, be great.

(16) The incidence of the revenue on cultivation must needs be low here with so moderate a rental, and my proposals will raise it to only Rs. 0-11-7 from Rs. 0-9-5 its incidence at Settlement.

There are only two cases in which the revenue incidence equals or exceeds Rs. 1 per cultivated acre. These are the towns of Kodamendhi and Aroli, where it will fall at Rs. 1-1-2 and Rs. 1-0-0, respectively. These are the villages where there is so much garden land.

The revenue incidence of the group cannot be compared with other groups in the Tahsil as no other is as yet re-assessed, but it may fitly be compared with the two groups of the Umrer Tahsil, which most nearly resemble it and have had similar standard rates, these are Kahi and Umrer.

The comparison is accordingly made.—

Group.	Percentage of revenue enhancement.	Percentage of revenue taken on malguzari assets.	Incidence of revenue on the cultivated acre.
			Rs. a. p.
Kuh	30	59	0 12 2
Umrer	23	61	0 11 0
Kodamendhi ... }	34	60	0 11 7
(Under report.)... }			

(17) The amount of revenue alienation in this group is not large. If Nimkhera, regarding which a reference has been made to the district office is resumed, then the revenue alienated at present is Rs. 2,958 and the amount alienated out of the proposed will be Rs. 4,019, so that the realizable revenue of the group will rise from Rs. 24,975-4-6 to Rs. 33,456 or by 34 per cent.

In addition to these alienations are a few revenue-free plots of an aggregate area of 124 acres, upon which a kamil-jama of Rs. 92-8-0 is now assessed.

(18) The changes made in the figures submitted with the rent-rate report are trifling. Rs. 38 are taken off occupancy rents and Rs. 16 off absolute occupancy owing to subsequent corrections, and Rs. 77 is added to malikmakbuza revenue, being the demand on account of partly resumed musafi holdings.

(19) The current Settlement of this tract expires on the 30th of June of this year 1894, and it is most desirable that the new rents and revenues should be announced before that date. Early sanction to the proposals is therefore solicited.

R. H. CRADDOCK,

Settlement Officer.

26th March 1894.

ASSESSMENT PROPOSALS FOR THE KODAMENDHI GROUP OF THE RANTEE
TAHSIL, NAGPUR DISTRICT.

No. 1024, dated the 26th March 1894.

Submitted to the Secretary to the Chief Commissioner, Revenue Department, with the Assessment abstract, the Rent-rate file and letter No. 2303, dated 14th March 1894, from the Commissioner, Nagpur Division.

2. The group lies on the margin of the Weinganga rice tracts, and the rice lands it contains, though equal to only 5·5 per cent. of the total area, contribute very largely to the value of many of its villages. The malguzars and ryots are generally prosperous. The Kirars—a good cultivating caste—are distinctive of the locality. Cultivation has advanced 9 per cent. chiefly owing to the reclamation of waste land previously included in holdings. The rent-rate of the ordinary class of tenants has been enhanced during the currency of Settlement by 78 per cent. but the rise is probably in great measure deceptive, resulting from the under statement of the true rental at last Settlement.

3. Mr. Craddock's rental proposals have been worked out with the thoroughness and good judgment which this officer always shows in his assessments, and are, in my opinion, unexceptionable. The present payments of malikmakbuzas, absolute occupancy tenants and occupancy tenants are raised respectively by 30, 23 and 17 per cent. Individual cases of large enhancement are justified in detail. I think that the enhancements are rather less than might have been safely taken. But they are substantial.

4. The sir valuation is shown to be moderate. Sirai income is unimportant.

5. Assets will have increased by 61 per cent. A 34 per cent. enhancement of revenue is proposed. The fraction of *total* assets taken is lowered from 74 to 61 per cent. On malguzari assets the revised assessment falls at 60 per cent., but of Rs. 9,546, added to the malguzar's obligations, Rs. 6,491, will be made good by rent enhancement now imposed. There are a few cases in which I have recommended some small alterations generally with the object of keeping the assessment well within the maximum of 65 per cent.

6. The current Settlement expires in June 1894. The new Settlement is to run for a period of 20 years from July 1st 1894 to June 30th 1914.

J. B. FULLER,
Commissioner of Settlements and Agriculture,
Central Provinces.



TOTAL ASSESSMENT STATEMENT FOR THE KODAMENDHI GROUP OF THE RAMTEK TAHSIL.

I—Revenue demand.

As fixed at last Settlement.	At present.	Detail of changes.	Detail of balances.		
			Year	Amount.	How disposed of.
1	2	3	4	5	6
Rs. 27,180	Rs. a. p. 27,928 4 6	Rs 502-1-5 on account of muaf resumption. ,, 279-11-11 on account of service muaf resumed. ,, 33-8-10 reduction for land acquired ... ,, 718-4-6			

II,—Changes in proprietorship.

At Settlement.		At present.		Remarks.
Name of each shareholder.	Extent of share.	Name of each shareholder.	Extent of share.	
1	2	3	4	5

III.—Area in cultivation classed according to soils, position, &c.

			Ordinary.	Position Class.									
				Wheat Land.								Rice Land.	
				Khari.	Laon.	Pathar.	Wahuri.	Bandhia.	Bandhan.	Irrigation.	Khari Irrigation.	Ran.	Irrigation.	Khari Irrigation.
		Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Morandi I.	...	1107-90	32-51	.....	2-00	76-13	95-38	22-05	.....	.....	.....	.....	2-99
Morandi II	...	26106-88	271-07	73-10	1889-70	3194-92	494-93	282-72	21-85	1-50	.....	207-99	22-77
Khari I...	...	98-5361	48-79	8-10	24-78	17-66	68-79	19-07	2-62	1-50	.....	346-17	28-72
Retary ...	...	.....	...	.....	.....	.....	.....	.....	.....	.....	.....	15-12	0-63
Bardi ...	...	.....	...	.....	.....	.....	.....	.....	.....	.....	.....	71-54	.....
Kachhar ...	...	4-96	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Total	...	37371-35 72 p.c.	352-97 1 p.c.	81-20	1916-48 3 p.c.	558-71 7 p.c.	659-10 1 p.c.	323-01	24-47	3-06	.....	940-82 2 p.c.	55-11

III.—Area in cultivation classed according to soils, position, &c.—*contd.*

Rice Land.						Bari.				Bari.	Mutafarikat.		Total.
Saman	Khari Saman.	Jhulan.	Khari Jhulan.	Tikra.	Khari Tikra.	Irrigation.	Khari Irrigation.	Barani.	Khari Barani.	Satta.	Mutafarikat.	Khari	
Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	
1.79	.....	.....	.....	.....	.....	4.53	.. ..	0.10	.....	.....	0.40	1.55	1347.33 3 p.c.
373.93	21.51	6.59	0.91	.....	.....	195.25	20.81	127.13	7.55	27.88	458.18	7.27	31113.04 66 p.c.
1011.05	52.53	37.97	1.73	41.76	.....	197.42	0.36	197.16	3.00	32.92	2975.02	56.95	15237.74 29 p.c.
51.71	4.95	2.01	.....	.....	.....	28.52	.....	5.50	.....	.....	225.70	.....	374.14 1 p.c.
62.06	7.70	.....	.....	74.90	.....	.....	.....	.....	.....	.....	59.87	.....	267.07
.....	.....	.....	.....	.....	.....	48.4	.....	.....	.....	6.81	.....	.....	57.70
1540.54 3 p.c.	86.69	43.57	2.64	116.66	.....	472.15 1 p.c.	21.16	239.89	10.55	67.12	3710.17 7 p.c.	65.77	51697.02

IV.—Cropped area classified according to crops.

	Jowari Tur.	Jowari	Wheat.	Rice.	Tur.	Linseed	Til	Gram.	Cotton Tur.	Cotton.	Lac.	hills	Garden produce.	Sugar cane.	Other crops	Total.	Area double crop.	Cropped area.
	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.	Aores.
At present ...	5719.95	605.77	23796.53	2800.75	1195.51	6325.12	1657.71	1339.02	9.95	629.55	40	298.51	237.32	40.05	5322.33	50611.87	739.33	49392.48

V.—Details of village area.

	Occupied area.					Occupied area.					Area irrigated.					Number of irrigation wells.	Number of artificial ploughs.	Number of plough cattle.		
	Area in cultivation.		Area out of cultivation, i.e., waste and fallow of more than 3 years.			Total area occupied.	Groves.	Tree forest.	Scrub jungle and grass.	Under water, hill and rock covered by roads and buildings.	Total area unoccupied.	Total area of village.	From tanks.	From other sources.	Total.					
	Under crop.	Fallow of 3 years or under.	Total.	Acres.	Acres.														Acres.	
																				Acres.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
At present
Percentage on total area of areas in cols. 4, 6 and 15
Compare entries of last Settlement for cols. 2, 4, 6, 12, 15, 16, 17, 18 and 19

VI.—Details of holdings.

	Held by malguzars.			Held by malik-makbuzas.		Held by revenue-free grantees.		Held by absolute occupancy tenants.		Held by occupancy tenants.		Held by tenants of superior class in ordinary tenant right.		Held by ordinary tenants.		Held rent-free or by privileged tenants.		Total occupied area (to agree with column 6 of Table V).
	As sir	Other than sir.	Total.	Area of total leased.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	No. of holdings.	Area.	As grant from malguzar.	In lieu of service.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
At present	7669.38	2188.55	9857.93	1244.79	141	3730.70	17	124.58	419	12040.15	974	24536.90	2516.43	473	9859.75	56.20	724.42	63767.06
Percentage on total occupied area of areas in cols. 4, 11, 13, and 16 ... ..	.....	.....	15 p. c.	.....	.....	.....	.....	.....	.....	19 p. c.	.....	39 p. c.	.....	.....	15 p. c.	.....	.....	.....
Compare entries of last Settlement for cols. 4, 11, 13 and 16.	8253.33	.....	8253.33	.....	.....	2718.53	.....	904.12	.....	14954.52	.....	11964.25	.....	.....	2344.12	9.75	714.92	63963.54

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
in the Revenue Department, No. 2503, dated the 28th May 1894.*

READ—

Report by the Settlement Officer, Nagpur, for the reassessment of the Kodamendhi group in the Ramtek tahsil of the Nagpur district and the Divisional Commissioner's Note of criticism, forwarded under cover of his letter No. 2303, dated the 14th March 1894.

READ ALSO—

Memorandum No. 1024-147, dated the 26th March 1894, containing the remarks of the Settlement Commissioner on the Settlement Officer's proposals.

R E S O L U T I O N .

This group comprises the central and northern portion of the Tarsa plain, and includes 69 villages or 81 mhals. It is situated on the margin of the Wain-ganga rice tract, and the rice lands it contains, though equal to only 5·5 per cent. of the total area, contribute very largely to the value of its villages. The soil is of rather inferior quality, but it is remarkably well suited for the cultivation of wheat which occupies 48 per cent. of the total cropped area. The position of the group is exceedingly favourable as regards communications and trade. The Bengal-Nagpur Railway passes through the tract and the railway station of Tarsa lies within its limits. There are also a number of fair-weather roads which facilitate the export of surplus produce to Nagpur and Kamptee. The malguzars and ryots are generally prosperous, the Kirars—a good cultivating caste—being distinctive of the locality.

2. The existing condition of the group as regards cultivation and assets and the effect of the settlement on the tenants' rents and on the malguzars' jamas are exhibited in the following statistical abstract. These figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary, from the point of view of the ryots, the malguzars, and the Government, of the basis and results of reassessment:—

1. Gross area of the group	...	Acres.	70,521·86
2. Area under cultivation at last Settlement	...		47,260·82
3. Area now under cultivation	...		51,697·02
4. Percentage of increase of (3) over (2)...	...	Per cent.	9
5. Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement	...		140
6. Total assessable assets at last Settlement	...	Rs.	37,778
7. Total assessable assets at present Settlement proposed by the Settlement Officer	...		60,994
8. Total assets as adopted by the Chief Commissioner	...		60,994
9. Percentage of increase of (8) over (6) ...	...	Per cent.	61
10. Total enhancements of rent at present Settlement—	...		
(a) Effected by the Settlement Officer	...	Rs.	6,492
(b) As accepted by the Chief Commissioner	...		6,492
11. Average rate of rent per acre of ryoti area—	...		
(a) At last Settlement	...	Rs. a. p.	0 9 9
(b) As now proposed by the Settlement Officer	...		0 14 10
(c) As sanctioned by the Chief Commissioner	...		0 14 10*
12. Present revenue	...	Rs.	27,928
13. Percentage of (12) over (6)	...	Per cent.	74
14. Revenue now proposed by the Settlement Officer	...	Rs.	37,475
15. Revenue now sanctioned by the Chief Commissioner	...		37,380
16. Percentage of (15) on (8)	...	Per cent.	61

*Extract from the Proceedings of the Chief Commissioner, Central Provinces,
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This group comprises the central and northern portion of the Tarsa plain, and includes 69 villages or 81 mhalas. It is situated on the margin of the Wardha ganga rice tract, and the rice lands it contains, though equal to only 5·5 per cent. of the total area, contribute very largely to the value of its villages. The soil is of rather inferior quality, but it is remarkably well suited for the cultivation of wheat which occupies 48 per cent. of the total cropped area. The position of the group is exceedingly favourable as regards communications and trade. The Bengal-Nagpur Railway passes through the tract and the railway station of Tarsa lies within its limits. There are also a number of fair-weather roads which facilitate the export of surplus produce to Nagpur and Kamptee. The malguzars and ryots are generally prosperous. the Kirars—a good cultivating caste—being distinctive of the locality.

2. The existing condition of the group as regards cultivation and assets and the effect of the settlement on the tenants' rents and on the malguzars' jamas are exhibited in the following statistical abstract. These figures also indicate the extent to which the Chief Commissioner has accepted or modified the proposals of the Settlement Officer. They may thus be regarded as a summary, from the point of view of the ryots, the malguzars, and the Government, of the basis and results of reassessment :—

1. Gross area of the group	...	Acres.	70,521·86
2. Area under cultivation at last Settlement	...	...	47,260·82
3. Area now under cultivation	...	...	51,697·02
4. Percentage of increase of (3) over (2)...	...	Per cent	9
5. Percentage of rise of prices of staple food-grain growing in group during currency of last Settlement	...	...	140
6. Total assessable assets at last Settlement	...	Rs.	37,778
7. Total assessable assets at present Settlement proposed by the Settlement Officer	...	...	60,991
8. Total assets as adopted by the Chief Commissioner	...	...	60,991
9. Percentage of increase of (8) over (6) ...	...	Per cent	61
10. Total enhancements of rent at present Settlement—	...	...	...
(a) Effected by the Settlement Officer	...	Rs.	6,492
(b) As accepted by the Chief Commissioner	...	...	6,492
11. Average rate of rent per acre of ryoti area—	...	...	...
(a) At last Settlement	...	Rs. a. p.	0 9 5
(b) As now proposed by the Settlement Officer	...	...	0 14 10
(c) As sanctioned by the Chief Commissioner	...	...	0 14 10
12. Present revenue	...	Rs.	27,922
13. Percentage of (12) over (6)	...	Per cent	74
14. Revenue now proposed by the Settlement Office	...	Rs.	37,473
15. Revenue now sanctioned by the Chief Commissioner	...	...	37,350
16. Percentage of (15) on (8)	...	Per cent	61

XI.—Assessment proposals and comparisons.

Present revenue.	Proposed Revenue	Analysis of income on which assessment based.						
		Percentage of present revenue on total estimated in- come of former Settlement (column 9 of Table X).	Percentage of proposed revenue on total esti- mated inham- ed income (column 5 of Table X).	Present ren- tal receipts (line 3 of Table VII, col. 4 of Table VIII and col. 2 and 5 of Table IX).	Estimated Siwai re- ceipts (col. 4 of Table VIII).	Resulting from valuation.		
						Valuation of sir- and khudkasht, excluding actual cash receipts (i. e., col. 7 of Table IX, mi- nus col. 2.)	Rental value of land held by privileged ten- ants, excluding cash receipts (i. e., col. 8 of Table IX, mi- nus col. 5).	Rent enhancements proposed (difference between line 5 and line 3, cols. 2 and 6 of Table VII).
1	2	3	4	5	6	7	8	9
a. p.	Rs. a. p.			Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.
1928-29 4 6	37,475 0 0	74	61	44,462 1 5	340	8,997 5 4	701 12 0	6,491 9 3
[Sanctioned ...]	37,330 0 0	.....	61	.....	.....	.....	.....	.....

XII.

Actual increase (+ or decrease on proposed revenue	Compare increases (+) or decrease (—)				Increase (+) or decrease (—) per cent. of proposed revenue over present revenue.	Compare increase (+) or decrease (—) per cent. in		Incidence per acre in cultivation of.	
	In proposed cash rental (columns 1, 2 and 6 of Table X).	In valuation of sir, khudkasht and privileged land (columns 3 and 7 of Table X).	In siwai income (columns 4 and 8 of Table X).	Net increase or decrease.		Area in cultivation (column 1 of Table V).	Estimated income (columns 5 and 9 of Table X).	Present revenue on area of former Settle- ment.	Proposed revenue on present area.
1	2	3	4	5	6	7	8	9	10
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.				Rs. a. p.	Rs. a. p.
+ 9 46 11 6	+ 16,771 3 5	+ 6,281 14 8	+ 763 0 0	+ 23,216 2 1	+ 34	+ 9	+ 61	0 9 5	0 11 7
[Sanctioned ..	9,461 11 6	.....	.....	.....	34	.. ..	.....	.....	0 11 7]

XIII.

Distribution of revised revenue between malik-makbuza and malguzari lands.

Revised payments on malik-makbuza lands.	Amount of revised payments taken as revenue payable to Government.	Amount of revised payments relinquished to malguzars as draw- back.	Percentage of drawback on revised payments.	Balance of revised revenue chargeable to malguzari lands.	Percentage of balance on malguzari assets [column 5 of Table X, minus column 1].
1	2	3	4	5	6
Rs. a. p.	Rs. a. p.	Rs. a. p.		Rs. a. p.	
3,386 0 0	3,012 12 0	373 4	11 p. c.	34,462 4 0	60
[Sanctioned ...]				34,367 4 0	60

No. 4441.

FROM

H. H. PRIEST, Esq., I. C. S.,

Offg. Chief Secretary to the Chief Commissioner,

Central Provinces,

TO

THE COMMISSIONER OF SETTLEMENTS

AND AGRICULTURE,

Central Provinces.

Dated Nagpur, the 11th October 1894.

SIR,

In continuation of this Administration's Resolution No. 2503, dated the 23th May 1894, I am directed to forward a statement giving details of the revised assessments of the Kodamendhi Group in the Ramtek Tahsil of the Nagpur District,



I have the honour to be,

Sir,

Your most obedient Servant,

H. H. PRIEST,

Offg. Chief Secretary.

**Statement giving details of the revised Assessments of the Kodamendhi Group in the Ramtek Tahsil
of the Nagpur District.**

Serial number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by--				Total assets.	Revised revenue.	Percentage of--		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzari assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.	Rs.		
1	Nawargaon	...	274 0	114 0	358 0	746 0	853 0 0	470 0 0	55	55	60
2	Sirpur	...	258 0	64 0	138 0	460 0	630 0 0	350 0 0	56	56	53
3	Bori	.. 24 0 0	40 0	480 0	355 0	875 0	1,559 0 0	865 0 0	55	55	60
4	Mhasala	...	92 0	384 0	363 12	839 12	915 12 0	550 0 0	60	60	65
5	Khandala	...	...	182 0	155 8	337 8	487 8 0	265 0 0	54	54	84
6	Dewhara	... 14 0 0	...	179 8	142 0	321 8	391 8 0	220 0 0	56	55	66
7	Minsi	... 18 0 0	46 0	193 0	28 0	267 0	295 0 0	145 0 0	49	47	73
8	Kachurwahi	... 152 0 0	382 4	362 0	72 0	816 4	1,156 4 0	770 0 0	67	63	76
9	Waregaon	... 5 0 0	48 0	108 0	157 0	313 0	376 0 0	220 0 0	59	58	74
10	Kirnapur, Mahal I.	6 0 0	106 0	245 0	100 0	451 0	651 0 0	380 0 0	58	58	63
	Do. do. II.	...	113 0	310 0	144 0	567 0	667 0 0	385 0 0	58	58	
	Do. Mahals I & II.	6 0 0	219 0	555 0	244 0	1,018 0	1,318 0 0	765 0 0	58	58	
11	Khorgaon	... 2 4 0	119 0	159 0	295 0	573 0	883 4 0	550 12 0	62	62	97
12	Dudhala	... 54 8 0	434 0	503 12	171 4	1,109 0	1,351 0 0	874 0 0	65	64	75
13	Barsi	... 6 0 0	137 0	610 0	79 0	826 0	839 8 0	520 0 0	62	62	68
14	Khaperkhera	.. 3 0 0	...	77 0	93 0	170 0	463 0 0	260 0 0	56	56	87
15	Nimkhera	... 58 0 0	334 0	692 0	162 0	1,188 0	1,257 0 0	700 0 0	56	54	54
16	Pardip Khurd	.. 79 0 0	304 0	...	53 8	357 8	575 8 0	365 0 0	63	59	63
17	Pardi Buzurg	... 16 0 0	373 0	291 0	105 0	769 0	979 0 0	525 0 0	54	53	52
18	Tuman	... 319 0 0	337 0	417 0	394 0	1,148 0	1,751 0 0	1,170 0 0	67	62	79
19	Tarori	...	29 0	582 0	101 0	712 0	900 0 0	575 0 0	64	64	80
20	Khaperkhera	... 11 0 0	201 0	552 8	212 0	965 8	1,405 8 0	845 0 0	60	60	79
21	Nandgaon	... 148 0 0	136 0	621 0	236 0	993 0	1,546 0 0	975 0 0	63	60	80
22	Kargaon	... 6 0 0	128 0	274 0	164 0	566 0	594 0 0	370 0 0	62	62	88
23	Aroli	.. 16 0 0	1,368 8	456 0	349 4	2,173 12	2,236 12 0	1,460 0 0	65	65	69

Statement giving details of the revised Assessments of the Kodamendhi Group in the Ramtek Tahsil
of the Nagpur District.—(Concl'd.)

Serial number.	Name of Village and Mahal.	Payments of malik-makbuzas as revised.	Revised rental payable by—				Total assets.	Revised revenue.	Percentage of—		
			Absolute occupancy tenants.	Occupancy tenants.	Ordinary tenants.	Total.			Revised revenue on total revised assets as announced.	Revised revenue on revised malguzar assets as announced.	Former revenue on assets of former Settlement.
1	2	3	4	5	6	7	8	9	10	11	12
		Rs. a. p.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a. p.	Rs. a. p.	Rs.		
57	Bhendala ...	...	...	390 0	146 8	536 8	825 8 0	470 0 0	57	57	79
58	Bhokara ...	...	169 0	298 8	51 0	518 8	657 0 0	375 0 0	57	57	59
59	Wangepar ...	...	...	123 0	193 0	316 0	340 8 0	170 0 0	50	80	76
60	Charba ...	...	...	247 0	185 0	432 0	714 0 0	380 0 0	53	53	70
61	Khandala ...	163 0 0	43 0	502 0	80 0	625 0	996 0 0	670 0 0	67	63	72
62	Dholmara ...	...	167 0	135 0	94 2	396 2	488 6 0	305 0 0	63	63	68
63	Ashti, Mahal I.	72 8 0	18 0	168 8	192 0	378 8	514 0 0	310 0 0	60	55	75
	Do., do. II.	2 0 0	75 0	83 8	175 0	333 8	421 0 0	250 0 0	60	60	
	Do., Mahals I & II.	74 8 0	93 0	252 0	367 0	712 0	935 0 0	560 0 0	60	57	
64	Pipri ...	1 0 0	78 0	401 0	92 0	569 0	953 0 0	550 0 0	58	58	67
65	Dhanla ...	12 0 0	508 4	1,587 0	338 0	2,433 4	3,026 12 0	1,900 0 0	63	63	84
66	Dahigaon ...	...	427 0	637 4	158 0	1,222 4	1,428 4 0	895 0 0	62	62	76
67	Chikhli ...	8 0 0	199 0	478 0	217 8	894 8	964 8 0	580 0 0	60	60	64
68	Chicholi, Mahal I.	...	38 0	223	237 0	493 6	553 6 0	315 0 0	54	54	77
	Do., do. II.	...	...	111 2	91 0	202 2	273 2 0	155 0 0	57	57	
	Do., Mahals I & II.	...	33 0	334 2	328 6	695 8	826 8 0	470 0 0	57	57	
69	Bhamewara, Mahal I.	...	50 0	53 0	54 8	157 8	268 8 0	150 0 0	55	55	69
	Do., do. II.	3 0 0	...	34 0	51 0	85 0	134 0 0	75 0 0	56	56	
	Do., Mahals I & II.	3 0 0	50 0	87 0	105 8	242 8	402 8 0	225 0 0	56	56	
GRAND TOTAL ...		3,408 1 4	10,903 0	22,028 14	12,510 12	45,442 10	61,019 7 4	37,402 1 4	61	60	

Final revised list of Revenue for the.....Group of the **2042**
Ramtek.....Tahsil of the Nagpur District, "vide Chief Commissioner's

Resolution No. 1792, dated the 13th April 1895."

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
1	Nawargaon ...	470	470	...
2	Sirpur ...	350	350	...
3	Bori ...	865	865	...
4	Mhasala ...	550	550	...
5	Khandala ...	265	265	...
6	Dewhara ...	220	220	...
7	Minsi ...	145	145	...
8	Kachurwahi ...	770	740	30
9	Waregaon ...	220	220	...
10	Kirnapur, Mahal I ...	380	380	...
	Do., do. II ...	385	385	...
11	Khorgaon ...	550-12	530	20-12
12	Dudhala ...	87	830	44
13	Barsi ...	520	505	15
14	Khaparkhera ...	260	260	...
15	Nimkhera ...	700	700	...
16	Pardi Khurd ...	365	365	...
17	Do., Buzurg ...	525	525	...
18	Tuman ...	1,170	1,145	25
19	Tarori ...	575	540	35
20	Khaparkhera ...	845	845	...
21	Nandgaon ...	975	975	...
22	Kargaon ...	370	355	15
23	Aroli ...	1,460	1,345	115
24	Chokhala, Mahal I ...	295	285	10
	Do., do. II ...	260	250	10
25	Khandala ...	570	535	35
26	Berdipar ...	260	255	5
27	Bhandewari, Mahal I ...	255	255	...
	Do., do. II ...	190	190	...
28	Saongi ...	470	470	...

Kodamendhi group of the Ramtek Tahsil.—(Contd.)

No.	Name of Mahal.	Total sanctioned Revenue.	Total Revenue as revised according to the recent orders of Government of India.	Difference.
		Rs.	Rs.	Rs.
29	Kodamendhi ...	1,090	1,025	65
30	Waghori, Mahal I ...	170	170	...
	Do., do. II ...	165	165	...
31	Dhanoli, Mahal I ...	125	115	10
	Do., do. II ...	95	95	...
	Do., do. III ...	220	210	10
32	Khirkhi, Mahal I ...	200	200	...
	Do., do. II ...	45	45	...
33	Waigaon ...	300	300	...
34	Murmari ...	275	275	...
35	Pipulgaon ...	275	275	...
36	Sirsoli ...	385	385	...
37	Sirkhanda ...	185	185	...
38	Wakeshwar ...	825	825	...
39	Sukli ...	520	495	25
40	Tondali Buzurg ...	570	570	...
41	Tondali, Khurd ...	280	270	10
42	Pori ...	550	550	...
43	Ghiwari ...	240	235	5
44	Indura ...	590	555	35
45	Induri ...	235	225	10
46	Kharda ...	565	535	30
47	Ijini ...	255	240	15
48	Wagholi, Mahal I ...	30	30	...
	Do., do. II ...	130	130	...
	Do., do. III ...	55	55	...
49	Dharmapuri ...	275	265	10
50	Mendha ...	170	170	...
51	Nawangaon ...	650	620	30
52	Reorala ...	1,521	1,495	26